



ARCADIA
rothelowman
Evergreen

St Leonards Village Development Application

Prepared for Evergreen
November 2022

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Rev A	30 November 2021	MB
Rev B	22 December 2021	MB
Rev C	17 February 2022	MB
Rev D	22 April 2022	MB
Rev E	05 May 2022	MB
Rev F	16 June 2022	MB
Rev G	1 July 2022	MB
Rev H	6 September 2022	MB
Rev I	21 November 2022	MB



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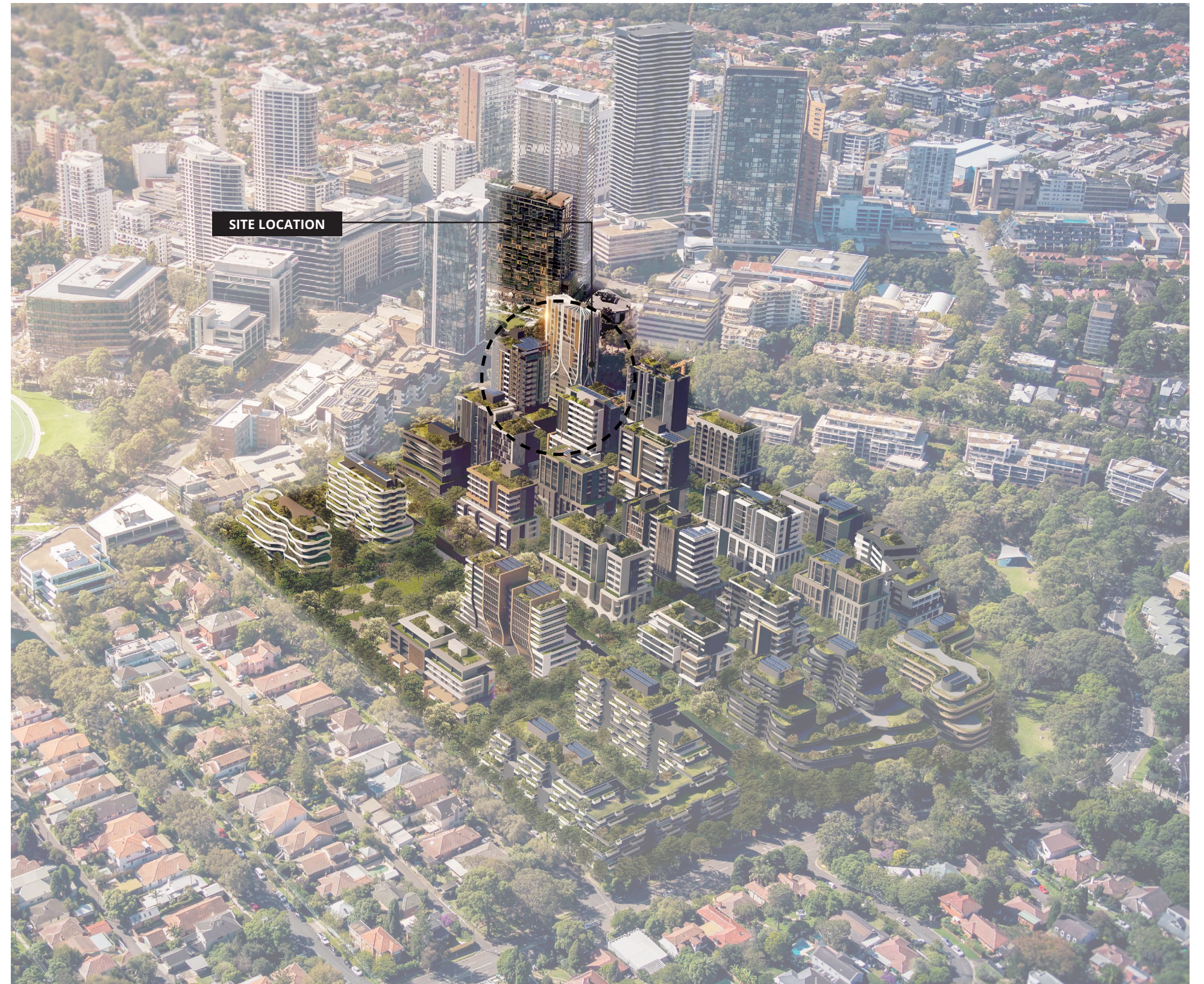
Introduction

An exciting opportunity to contribute to a lush residential precinct.

The project site at St Leonards South offers an exciting opportunity to catalyse green urban living in a high density precinct. Utilising the Lane Cove Council/ Oculus Masterplan as a departure point for investigation, this design report investigates design options to great a sustainable, permeable and lush precinct for urban living.

Driven by the extensive planning documents and background reports produced to date, the landscape design for areas 1-2-4 of St Leonards South precinct focuses on creating a sustainable, green place for living as well as providing a generous public offering on its northern end and setting in motion the communal green spine that will run through the heart of the larger building block.

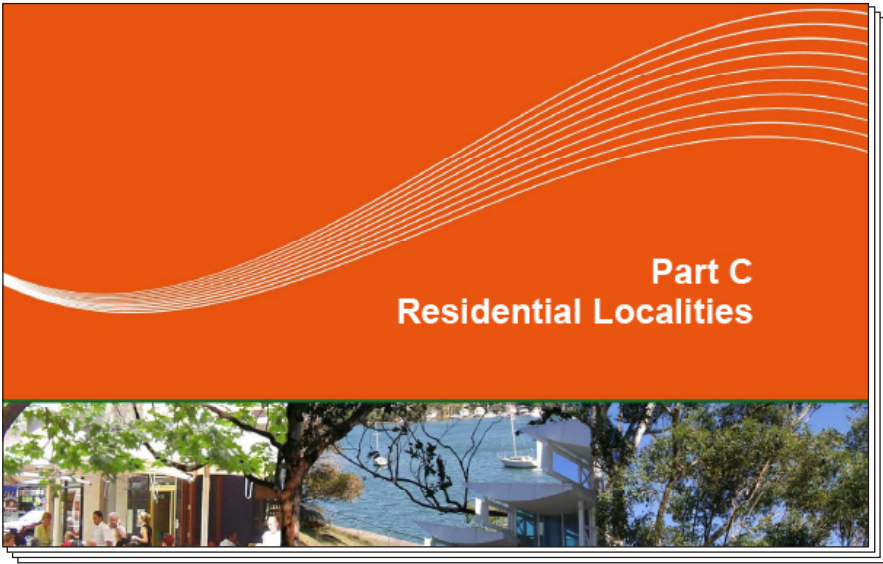
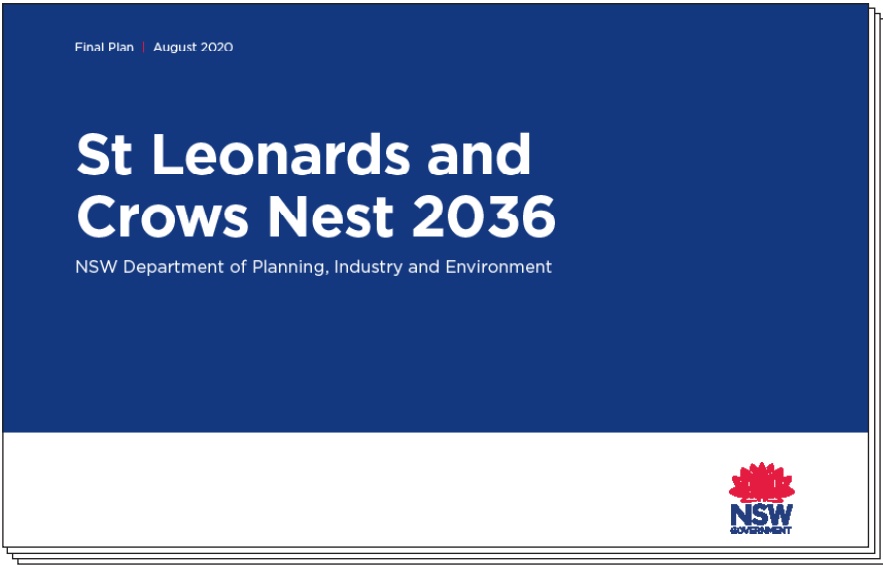
Hinging off the high rise developments in the dense urban centre of St Leonards, the project becomes the front face of the St Leonards South precinct. It explores setting in motion an ecological and vibrant landscape rich in resident and neighbourhood amenity.



Background Documents

We’re listening...

- / North District Plan, Greater Sydney Commission- St Leonards is identified in the District Plan as a Strategic Centre and as a health and education precinct. Anticipated to have up to 17,000 new jobs by 2036, the plan also outlines the need for the area to have additional housing supply.
- / St Leonards South Residential Precinct Plan, Lane Cove Council - finalised in 2020, the plan outlines the framework for developing approximately 9 hectares of low density residential land to R4 High Density Urban Residential. In keeping with the verdant green character of St Leonards, the plan provides key direction in terms of biodiversity connections, pedestrian permeability and communal placemaking.
- / Lane Cove LEP (amended 2016) - Max building height at 31m, setbacks between 3 and 7m, through site links at 15m and 6m, North - South communal green link.
- / St Leonards and Crows Nest 2036 Plan, NSWDPiE provides direction on building form and connections to public transport routes, in particular the metro station at Crows Nest and train station at St Leonards town centre. Provides direction on placemaking and consultation, including directing First Nations consultation with Metro LALC (at a minimum).

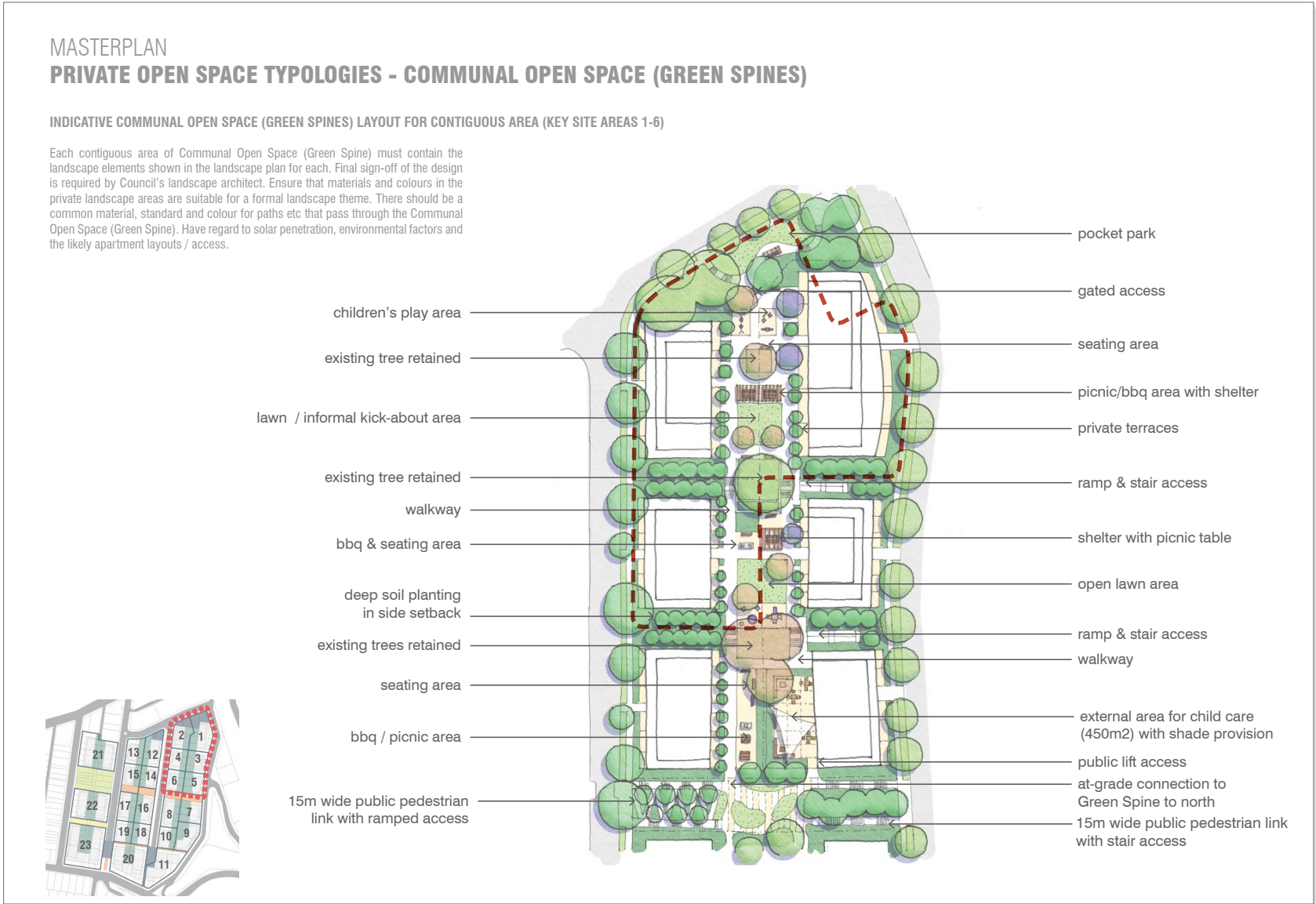


St Leonards South Masterplan

Finalised in August 2020, the St Leonards South masterplan produced by Oculus provides a great departure point for a new, green high density precinct.

Guiding design principles and requirements:

- / Topography + accessibility
- / Connectivity - maximising via through site links
- / Street enhancement
- / Open space network - via network of private communal green spines, public parks, links and pocket parks
- / Street trees - canopy coverage and character
- / Public/private separation and CPTED
- / Setbacks and deep soil
- / Sustainability - material and planting selection, WSUD, active transport and energy considerations
- / Public art integration in each development



Acanthus mollis



Anemone x hybrida



Arthropodium cirratum



Aspidistra elatior



Asplenium australasicum



Calathea zebrinus



Ctenanthe 'Silver-Maroon'



Clivia miniata



Cissus antarctica



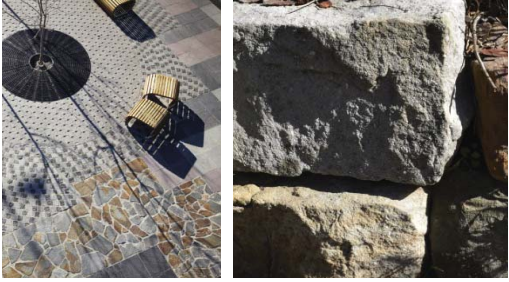
Dichondra argentea Silver Falls



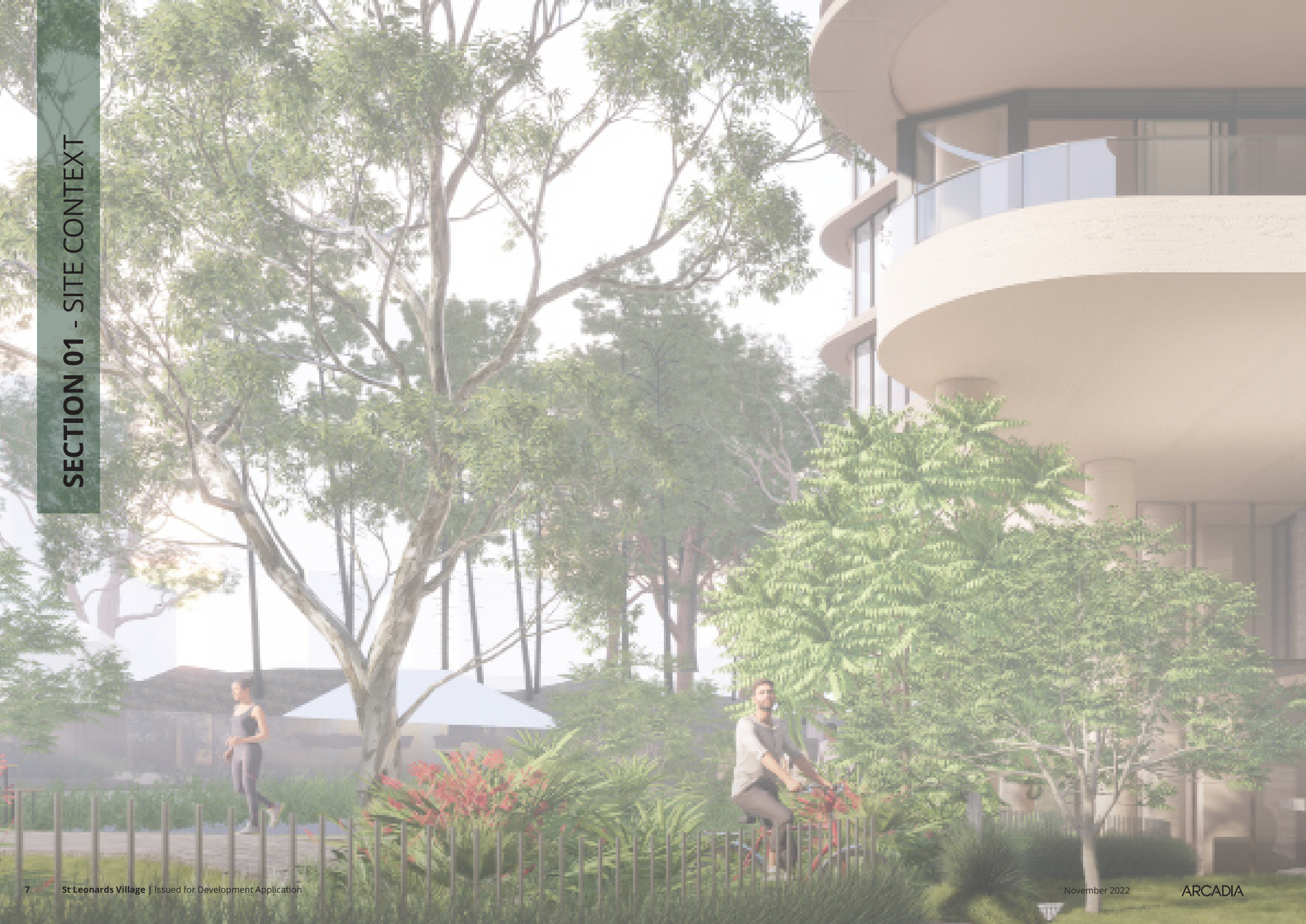
Hydrangea quercifolia



Phormium cookianum



SECTION 01 - SITE CONTEXT



On Cammeraygal Country

Worami, you are on Cammeray land, a sacred place along the Burramatta.

The land we now call St Leonards lies within the sacred lands of the Cammeraygal of the Gai-Mariagal Nation. Located along a green vein following a freshwater creek that leads to Sydney Harbour at Berry Island, there are opportunities to connect to dreaming stories and Cammeraygal heritage and culture.

St Leonard's falls along an important ridge line that was used to traverse country and the act of walking along them allows you to experience the native vegetation communities. There are a series of green corridors that allowed for the Cammeray to get to the foreshore to continue culture.



Regional Context

A rapidly growing urban oasis







Located in the heart of the Eastern economic corridor and identified as a strategic urban centre by NSW and greater Sydney planning departments, the inner North Shore suburb of St Leonards is undergoing a period of rapid growth and development.

With the town centre undergoing urban renewal and the new Metro station being developed in close proximity to the project site, the site has recently been rezoned from low density residential to higher density as part of St Leonards South precinct.

With the St Leonards Crows Nest 2036 plan identifying a total of over 6,680 new homes to be built in the area, the landscape areas - both private and public - will need to be multifunctional and flexible in order to accommodate the growing community's needs.

The map adjacent highlights some key development occurring within St Leonards, as well as the project site's relationship to St Leonards South precinct, the new metro and open public space.

LEGEND

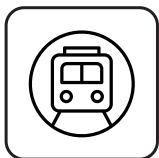
-  SITE
-  ST LEONARDS SOUTH
-  NEW DEVELOPMENTS
-  TRAIN STATION
-  METRO STATION
-  OPEN SPACE
-  BICYCLE ROUTES



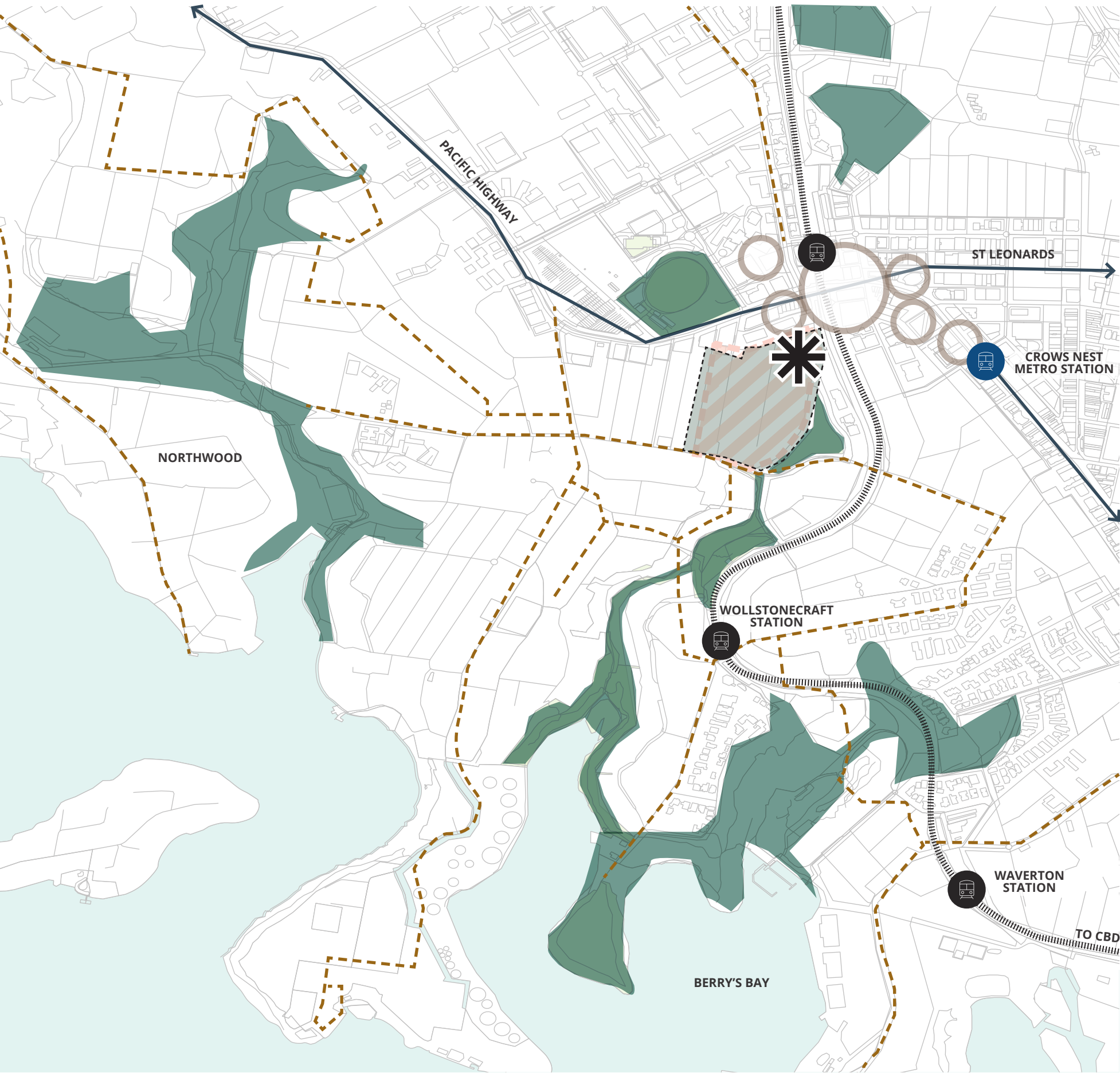
6,683
NEW HOMES



16,500
NEW JOBS



1 NEW
METRO STATION



Urban Networks



Green Open Space

Green open space analysis reveals that the site is found along a key green vein from the ridgetop at St Leonards down to the harbour.

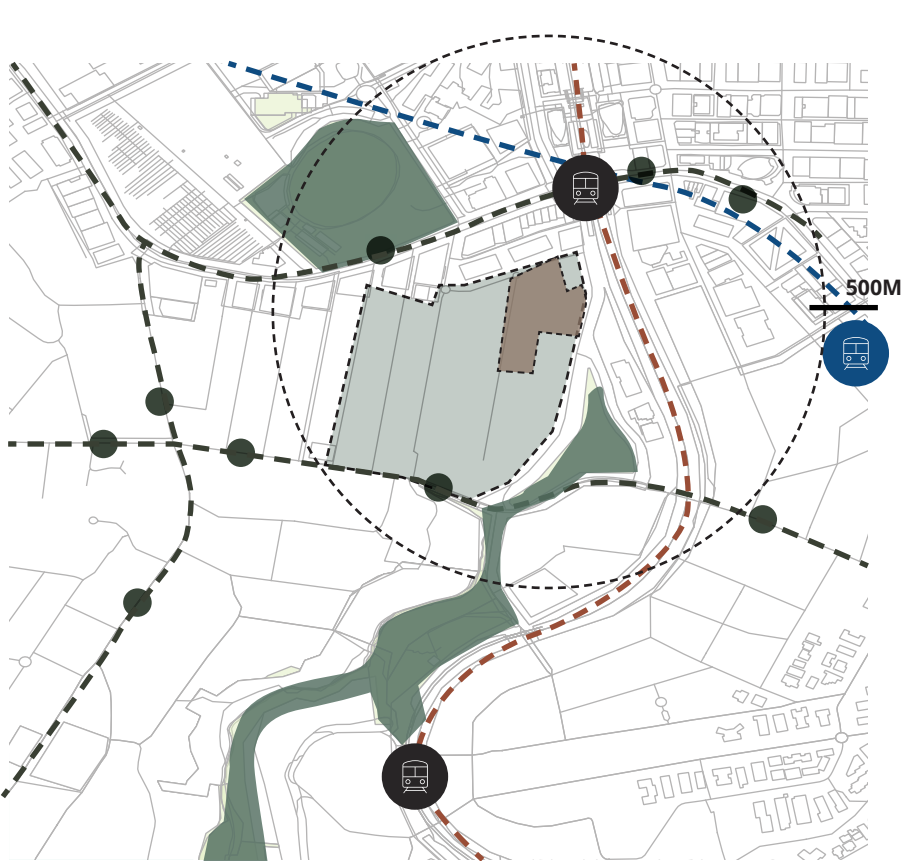
- KEY**
- PROJECT SITE
 - GREEN OPEN SPACE
 - PROPOSED GREEN SPACE
 - PROPOSED GREEN CORRIDORS
 - GREEN VEIN



Key Places and Pedestrian Movement

Movement and key places reveals that the site is located less than 500metres from the town centre, providing convenient access to shops and employment.

- KEY**
- PROJECT SITE
 - ST LEONARDS SOUTH PRECINCT
 - TOWN CENTRE
 - CIRCULATION ROUTES
 - BICYCLE ROUTES



Public Transport

The project site is conveniently located within 5 minutes walk from mass transit stations including rail and the proposed metro station.

- KEY**
- RAIL AND STOPS
 - METRO AND STOPS
 - BUS NETWORK AND STOPS

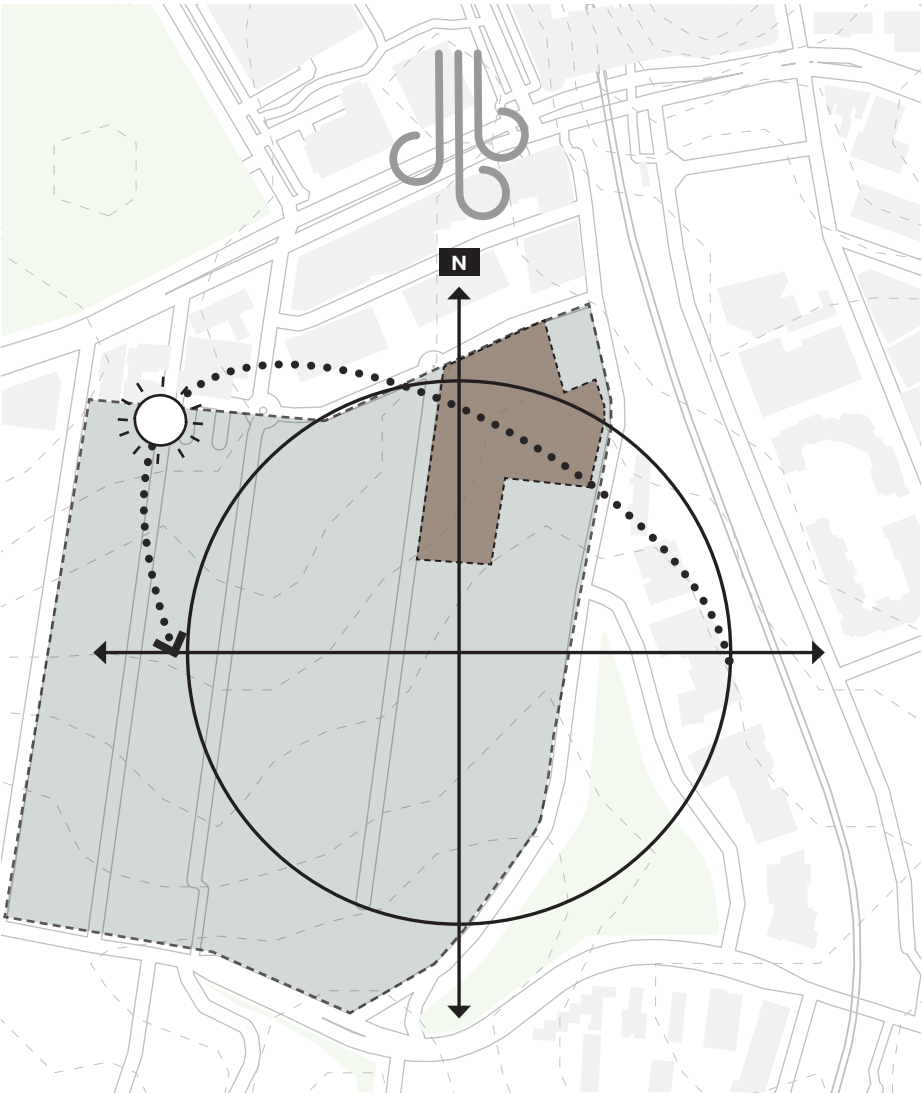
Natural Systems



Hydrological Systems

A drainage path runs through the development site. To prevent on site flooding, the landscaping and stormwater drainage strategy considers re-routing from the existing low point to Canberra Avenue via changes to the levels and underground stormwater piping.

- KEY**
- PROJECT SITE
 - ST LEONARDS SOUTH PRECINCT
 - PMF
 - DRAINAGE PATHS



Climate

The public pocket park to the northern edge of the site enjoys an optimal aspect for public space. Within the communal area, a more shaded, leafy outlook is proposed that will require consideration of solar aspect during cooler months.

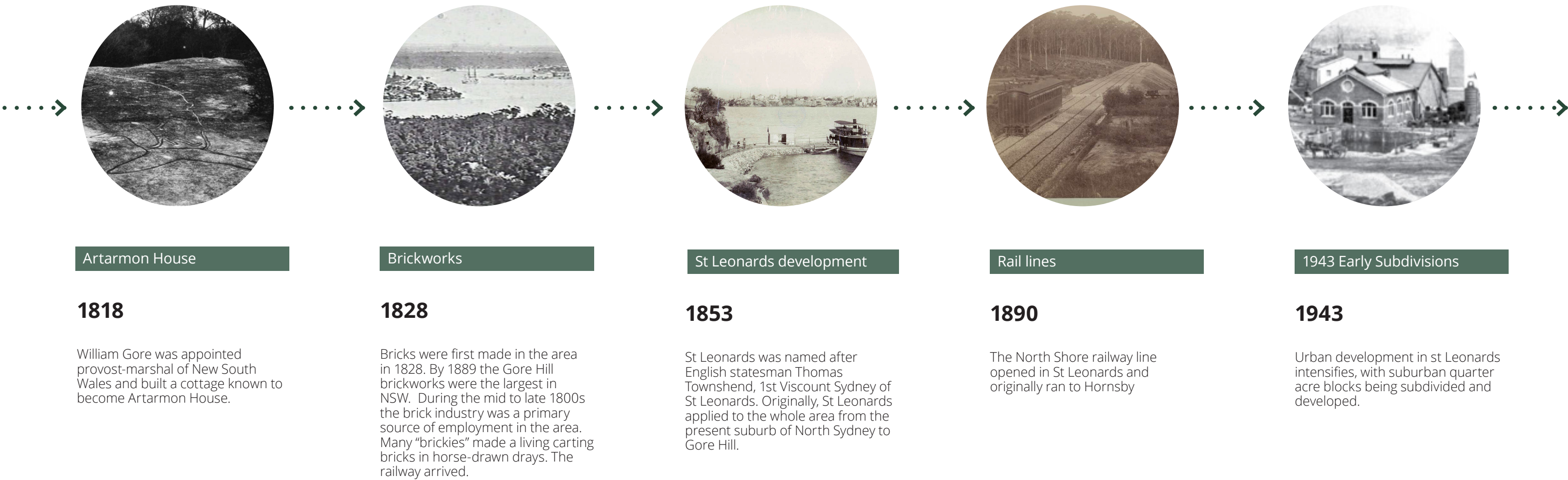
- KEY**
- PROJECT SITE
 - ST LEONARDS SOUTH PRECINCT
 - PREDOMINANT WIND DIRECTION
 - SUN PATH



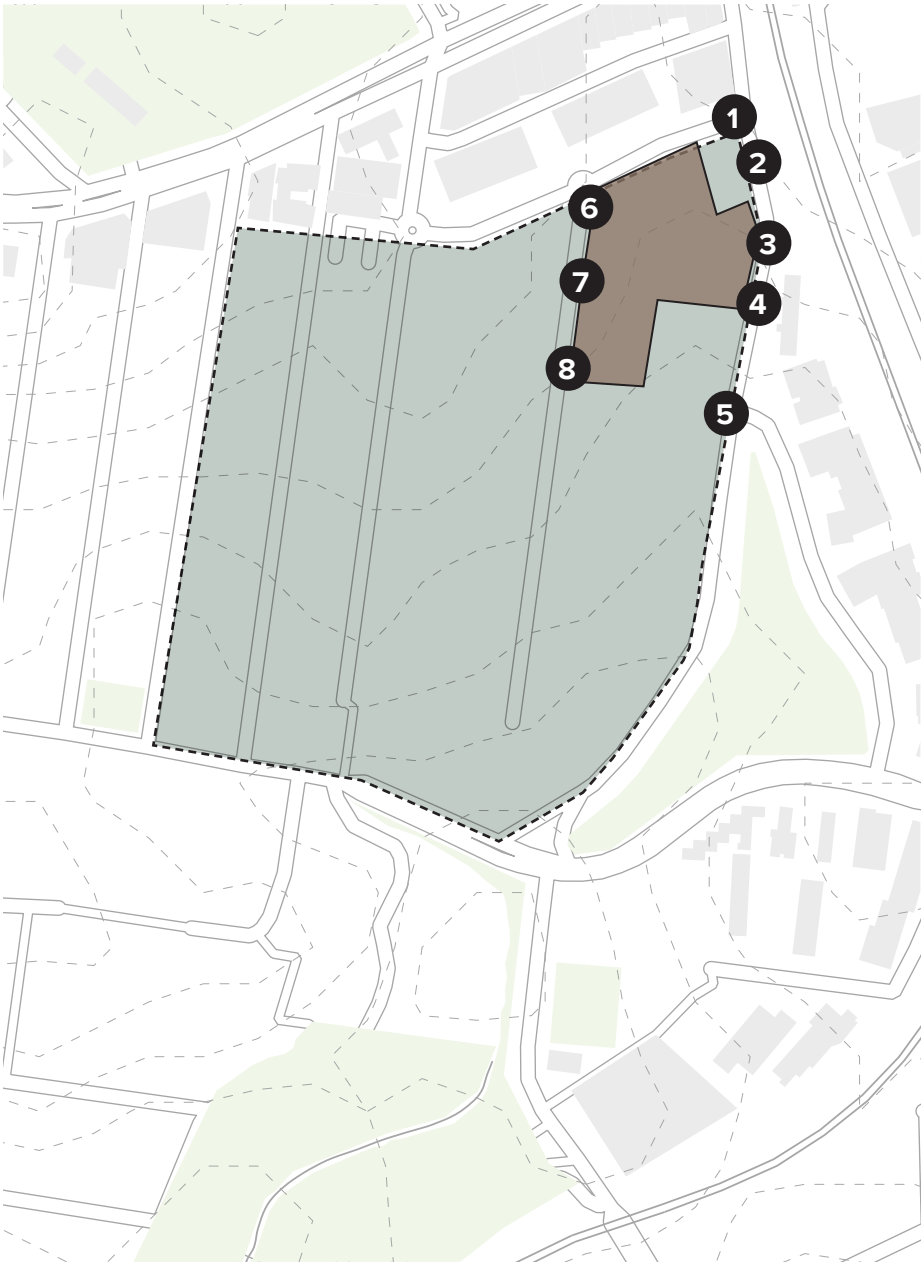
Ecologies

Located on a sandstone outcrop, the site would have naturally featured Sydney Gully typologies now featuring an eclectic mix of suburban planting, the site would once have featured ferns and Angophoras similar to the ecologies along Berry Creek.

Colonial History

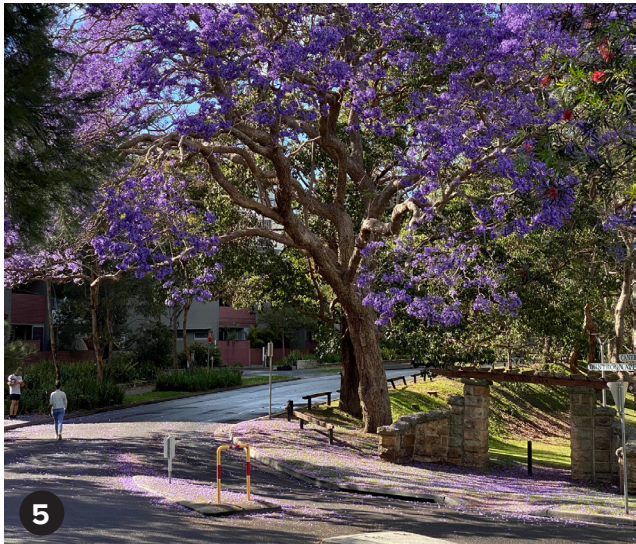


Site Character

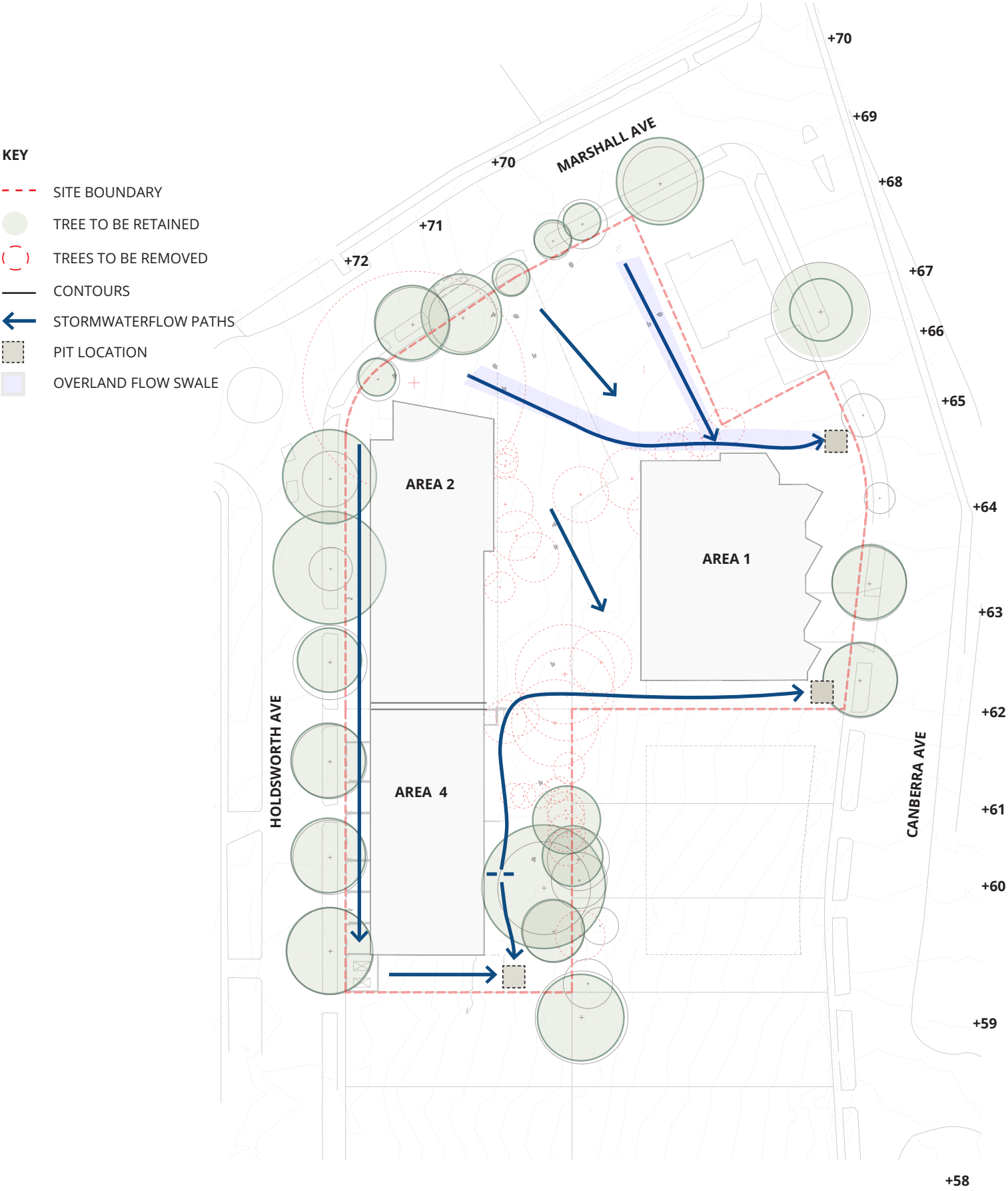


Verdant, natural + fine grained

The character of this area takes on an unmistakably green and lush character, with much of the natural bushland setting forming the backdrop for the area. Sandstone is a regular feature in retaining walls and paving, while the streets take on a fine grained character.



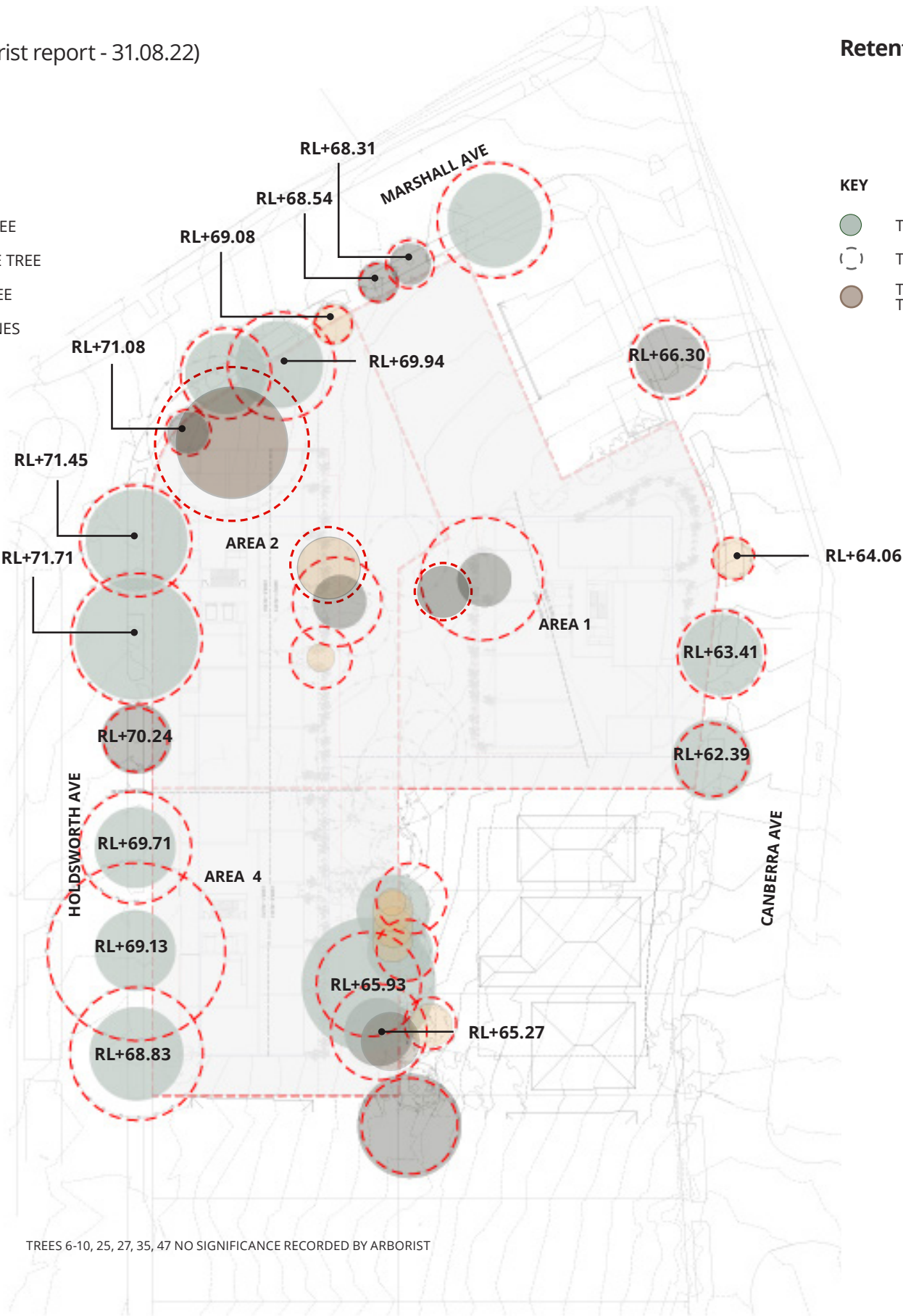
Topography & Hydrology



Existing Trees

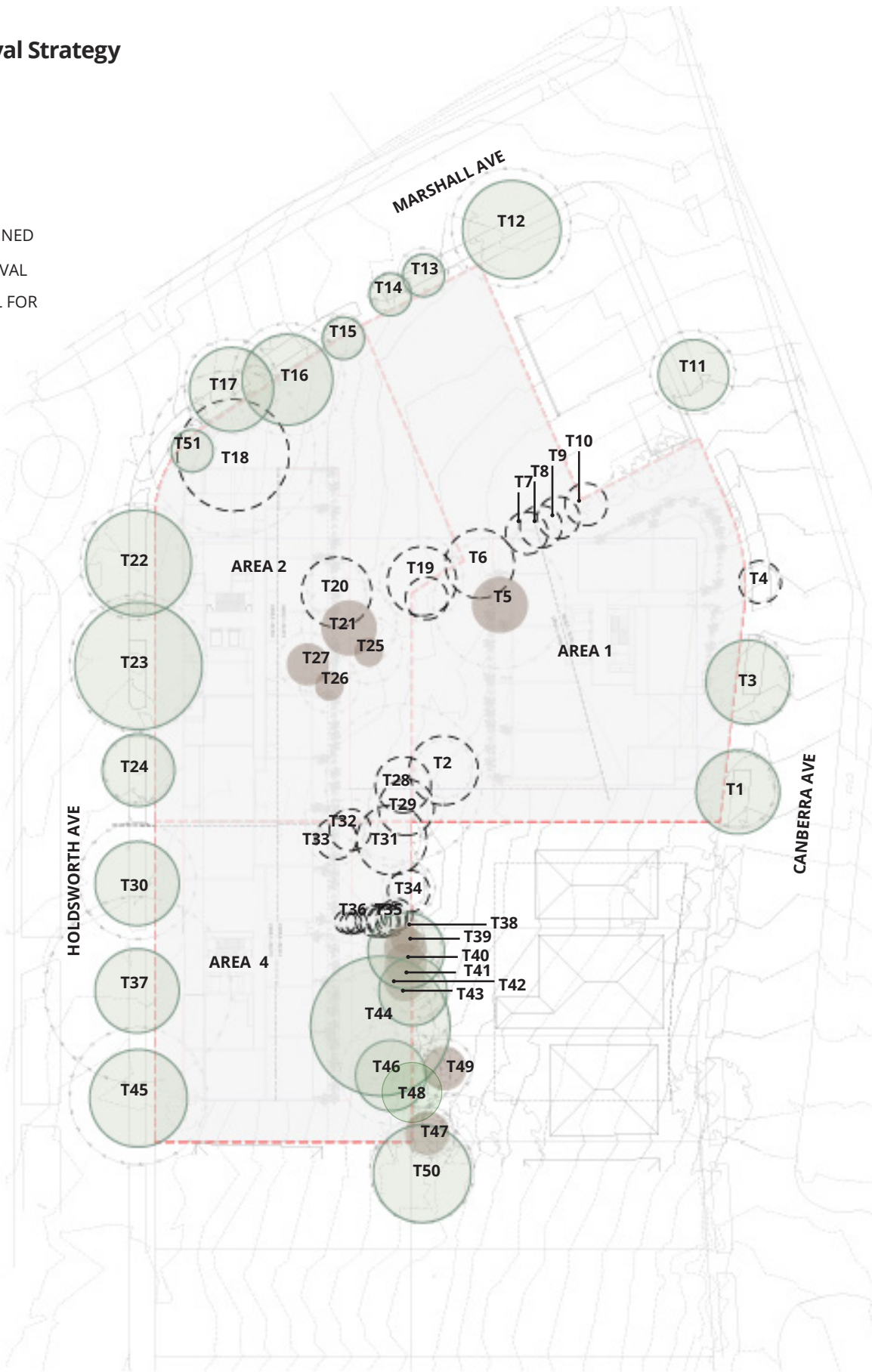
Tree Significance
(as per BluesBros arborist report - 31.08.22)

- KEY
- HIGH SIGNIFICANCE TREE
- MEDIUM SIGNIFICANCE TREE
- LOW SIGNIFICANCE TREE
- TREE PROTECTION ZONES



Retention/Removal Strategy

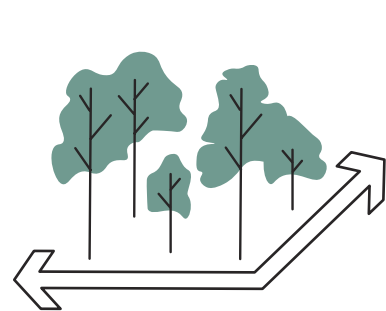
- KEY
- TREE TO BE RETAINED
- TREES FOR REMOVAL
- TREES POTENTIAL FOR TRANSPLANT



SECTION 02 - LANDSCAPE DESIGN & STRATEGIES

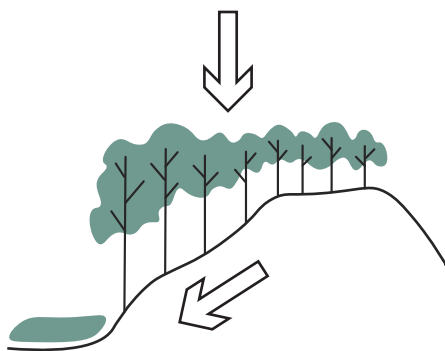


Design Principles



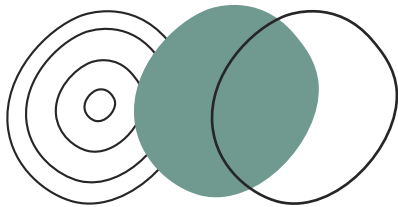
Outdoor Lifestyle

- / Provide an abundant and engaging landscape setting, stimulating the residents to gather and engage with each other in the outdoors.



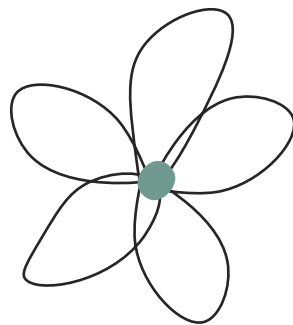
Varied Landscape Settings

- / A rich variety in amenities, creating a sequence of places for the community to explore and enjoy.



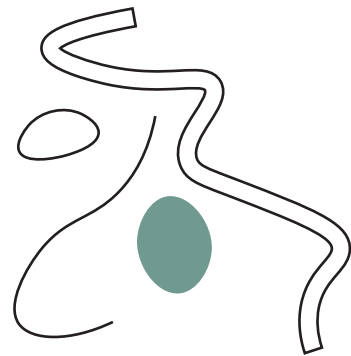
Design with Country

- / Paying our respects to the Cammeraygal, the design should connect with the local landscape and support its health.



Public Offering

- / Giving back to the wider community of St Leonards through the offering of a new public park, making an important contribution to the quantity and quality of public green space in the surroundings.

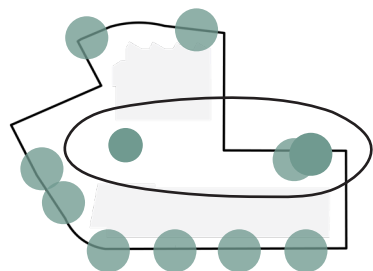


Bespoke Environments

- / Putting nature on display in bespoke and luxurious settings.

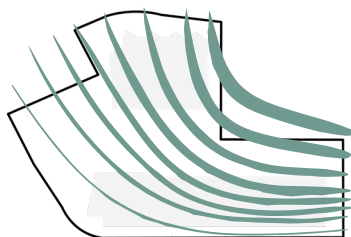
Design Moves

Ground Level



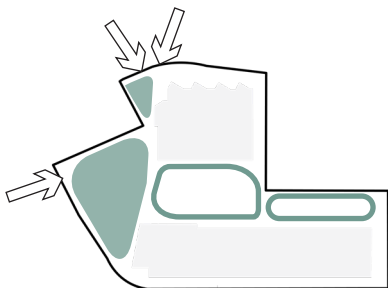
Existing Trees

/ Preserving existing feature trees on site and making them a feature in the landscape.



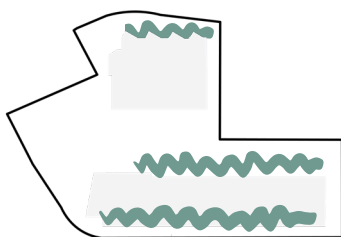
Topography

/ Working with existing levels where possible and interrogate accessible pathways through the site



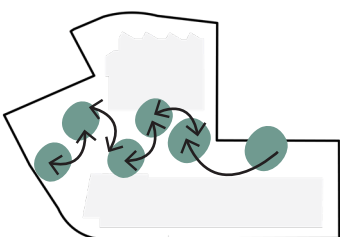
Private - Communal - Public

/ Smartly integrating fences and boundaries, staging the transition from public to communal while preserving visual desire lines.



Ground Level Gardens

/ Providing ground level private gardens with an appropriate landscaping buffer.



Amenity Clusters

/ Delivering amenities in pockets that work with the levels, sight lines and planting character provided.

Landscape Masterplan

Ground Floor

KEY

- 1 POCKET PARK LAWN WITH TRACK
- 2 ENTRY DECK WITH BLEACHERS
- 3 RETAINED EXISTING TREES
- 4 INTERPRETIVE ART/ SIGNAGE AND SEATING
- 5 BBQ AREA WITH SHELTER
- 6 SEATING ELEMENT
- 7 BRIDGE ELEMENT OVER
- 8 KIDS CYCLE + SCOOTER OBSTACLE LOOP
- 9 NATURE PLAY
- 10 WSUD/ SWALE
- 11 NATIVE BUFFER
- 12 POCKET PARK TO CANBERRA AVE
- 13 TURF AREA
- 14 ACCESS INTO BUILDING LOBBIES
- 15 PALM TREE GROVE
- 16 HAMMOCKS
- 17 PLAY ELEMENTS (TABLE TENNIS)
- 18 ENTRY GATE
- 19 OSD TANK BELOW
- 20 FLEXIBLE DECK AREA WITH SEATING
- 21 POOL DECK
- 22 OUTDOOR DINING BOOTHS
- 23 THROUGHSITE LINK/ STAIRS
- 24 PRIVATE COURTYARDS
- 25 BIKE PARKING STATION



Landscape Masterplan

Zones & Typologies

The landscape design for the ground level considers the SLS Masterplan strategy for the wider precinct and reinterprets it, keeping in mind the different constraints.

The Park

A generous public park is proposed at the northern end of the site, offering a generous, flat public turf area with playful loop path and generous lounge seating.

Park Extension

As an extension of the main park, this area transverses across the swale and provides direct access to Canberra Avenue

The Deck

'The Deck' offers a lookout point over the park and integrates seating in a playful manner. Interpretive art and signage is integrated in lush native planting to the edge of Tower 2.

Bluegum Play

Once crossing the bridge and entering through a gated access point, residents arrive at the 'The Bluegum Play' area withing the Green Spine. Organic and natural play elements are nestled within lush native planting.

The Palms

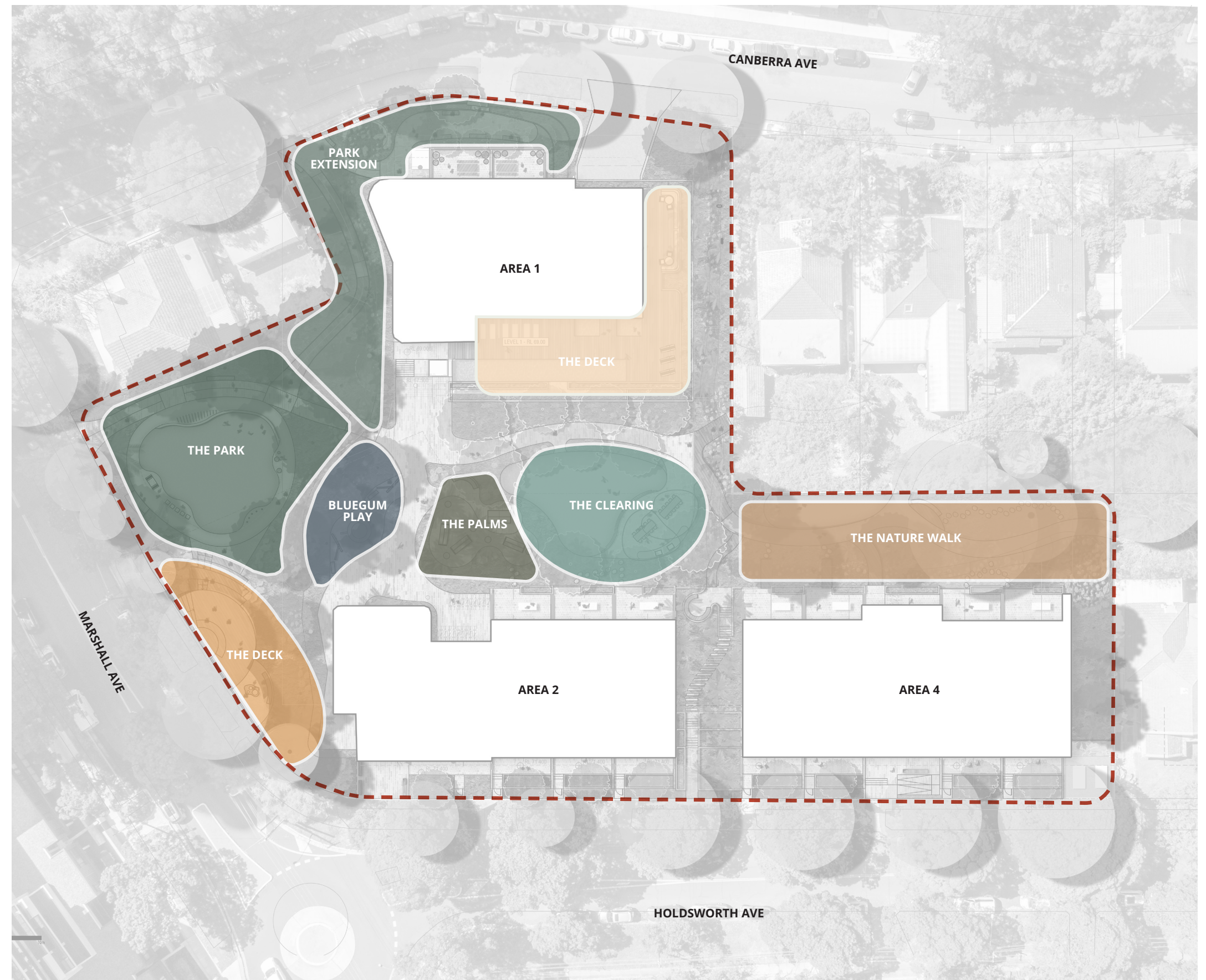
The Palms is a relaxing extension of this play area, offering relaxing hammock furniture and a tennis table.

The Clearing

The central area of the communal space is called 'The Clearing, which provides flexible open turf area and several resident amenities such as BBQ and dining spaces, shade structures and seating areas.

The Nature Walk

The most southern end of the green spine is called 'The Nature Walk'. The informal walkway provides an opportunity to connect both developments into a unified green spine, with unique gully planting reminiscent of Berry Creek.



Landscape Masterplan

Access & Levels Strategy

KEY

+00.00

EXISTING LEVEL

+00.00

PROPOSED LEVEL

←---

DDA ACCESSIBLE ROUTE

↖

LOBBY ENTRY

↖

DRIVEWAY

▤

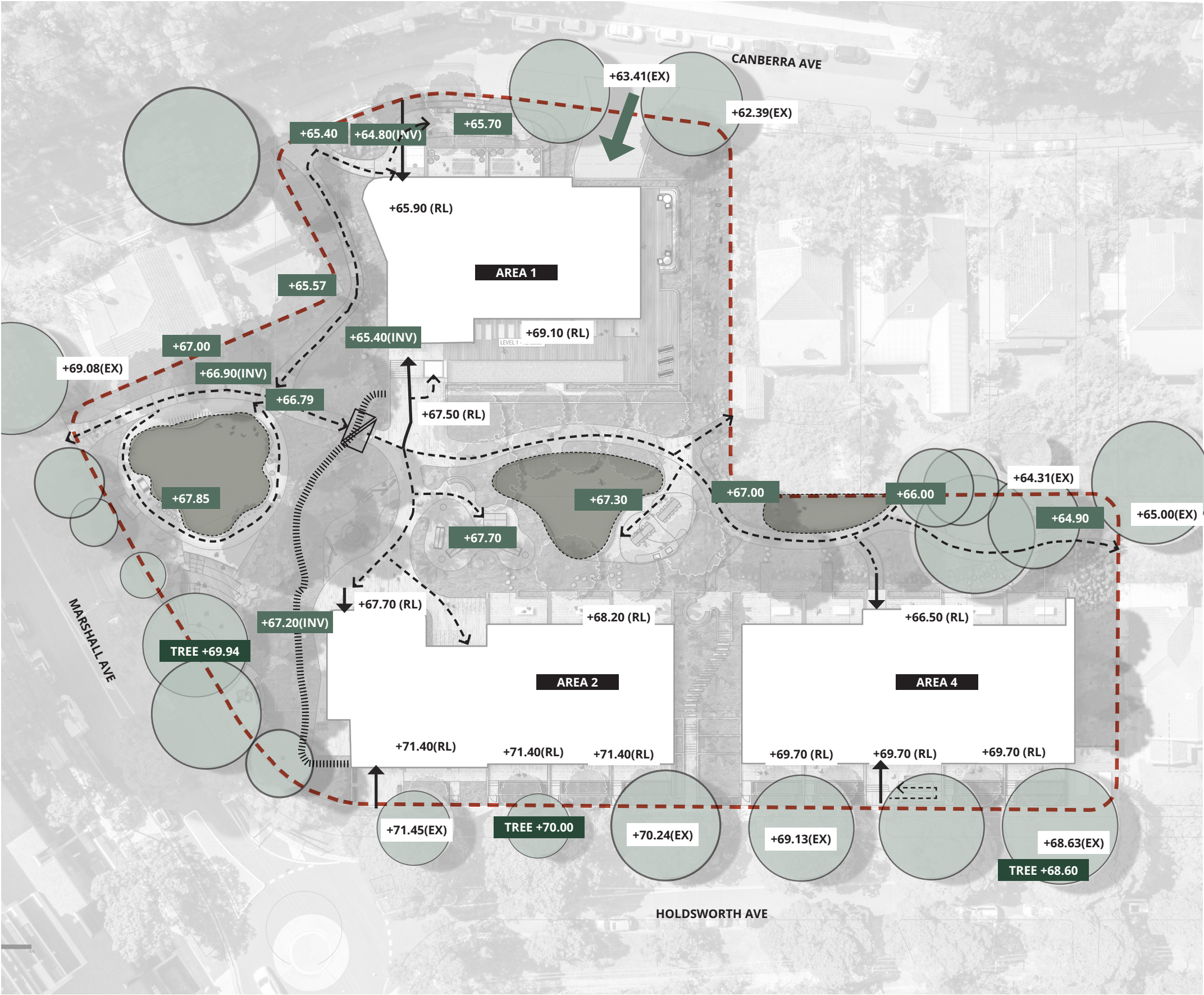
GATE

|||||

FENCE

●

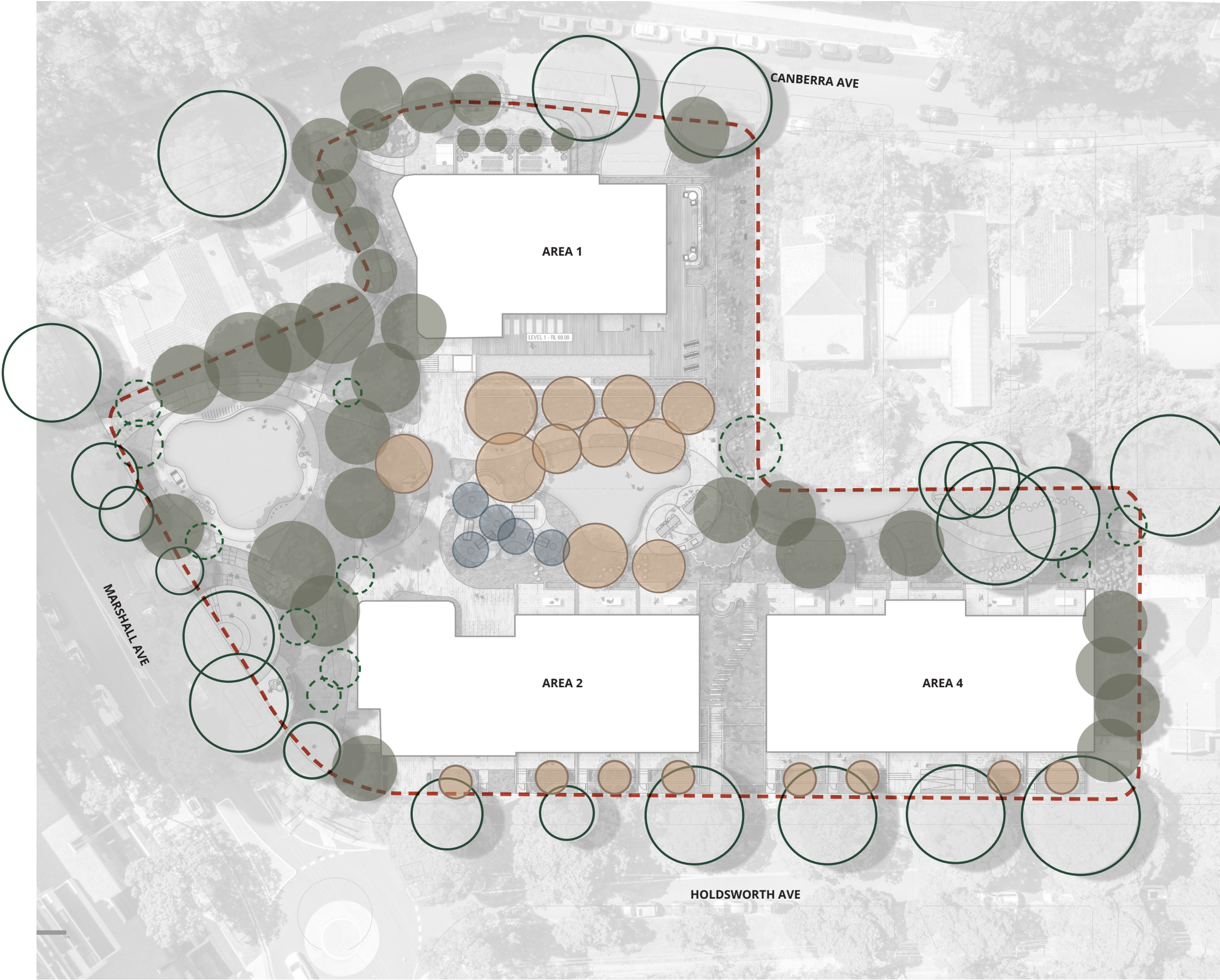
EXISTING TREES TO BE RETAINED



Landscape Masterplan

Proposed Tree Strategy

- KEY
- RETAINED TREES
 - RELOCATED PALMS
 - PROPOSED TREES (DEEP SOIL)
 - PROPOSED TREES (OVER BASEMENT)
 - PROPOSED PALMS OVER BASEMENT

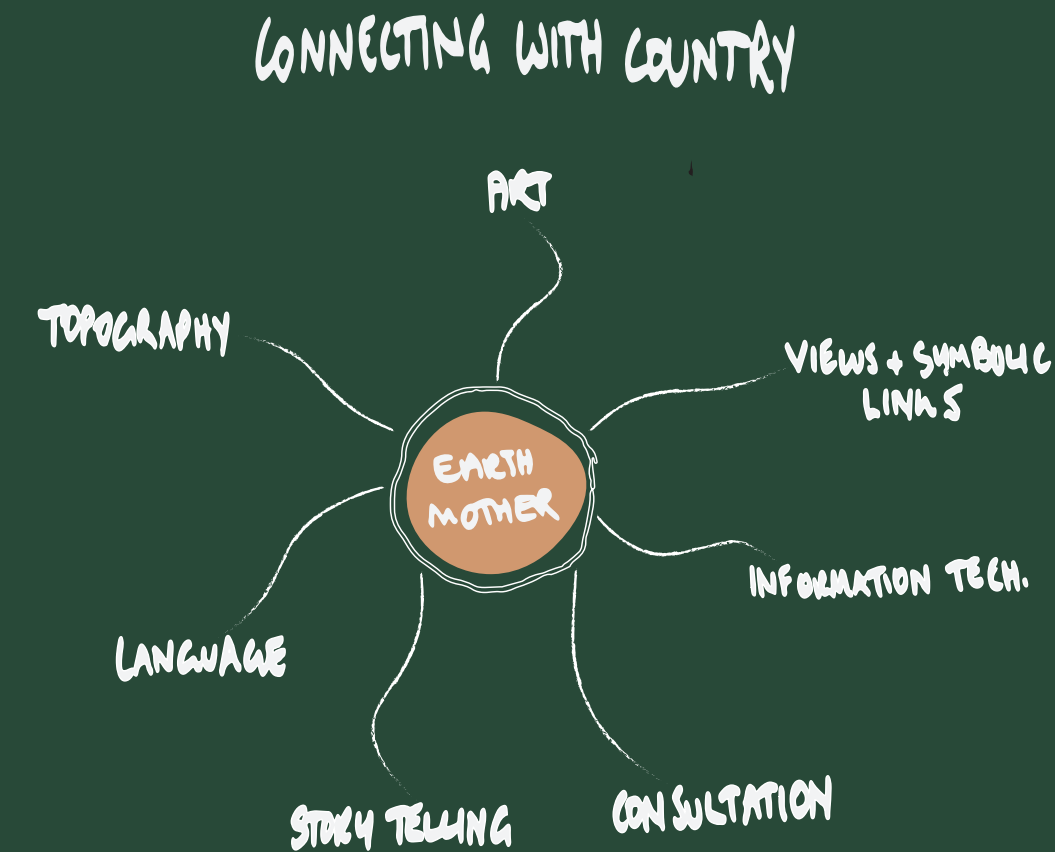
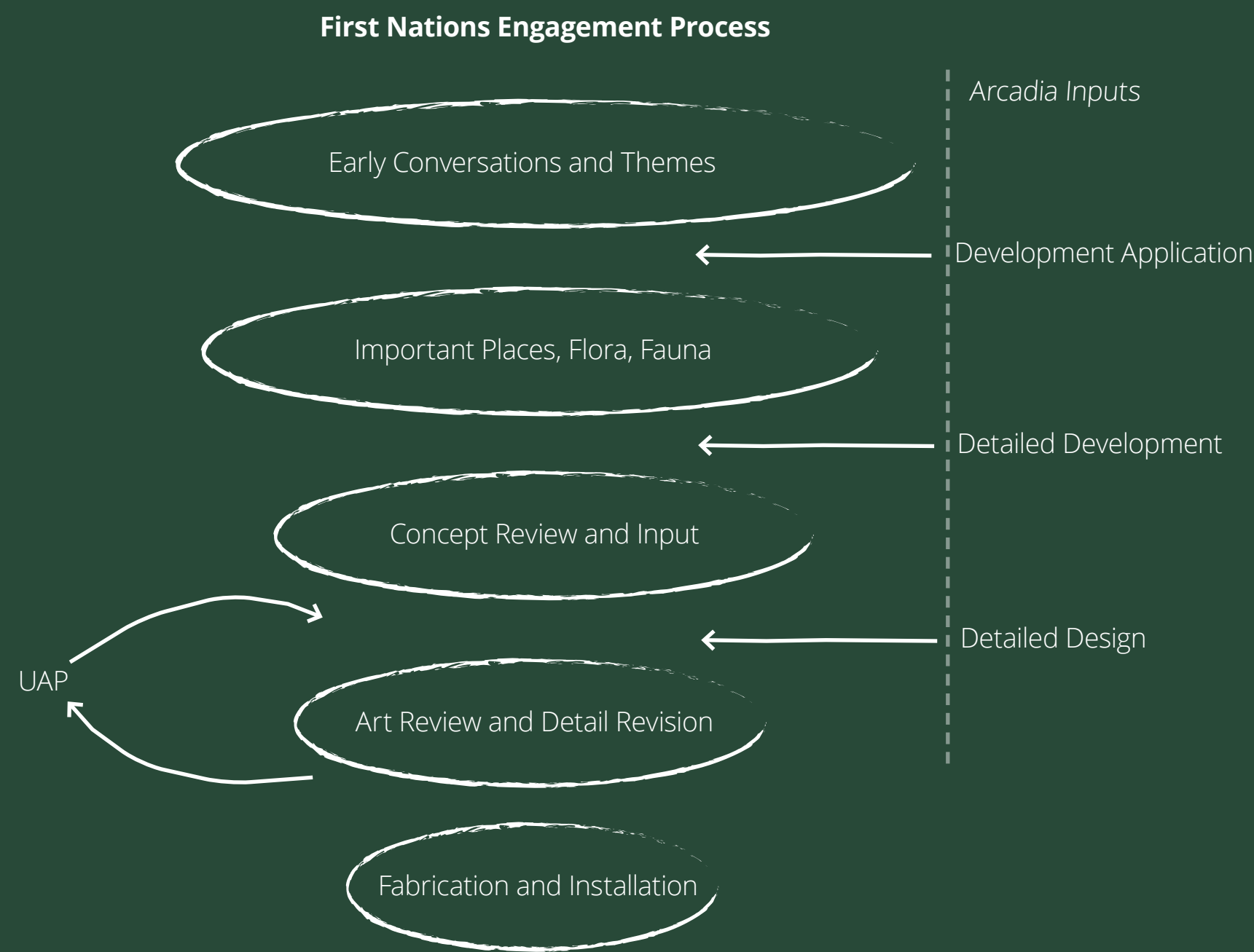


Proposed Connection to Country Process

The land we now call St Leonards lies within the sacred lands of the Cammeraygal of the Gai-Mariagal Nation. As such, St Leonards South must cater to and allow for First Nations ongoing engagement and custodianship of site. It is essential that First nations people have design input through dedicated processes and are provided with spaces that allow for the non-performative practice of culture to share stories, meet and comfortably occupy the site.

Uncle Professor Dennis Foley is a Cammeraygal man and has extensive First Nations knowledge of the St Leonards area, Arcadia has had conversations with Uncle Foley in the design process to date and intent for this dialogue to be ongoing throughout future design stages.

The below aims to provide the intended process for First Nations engagement and design development going forward.



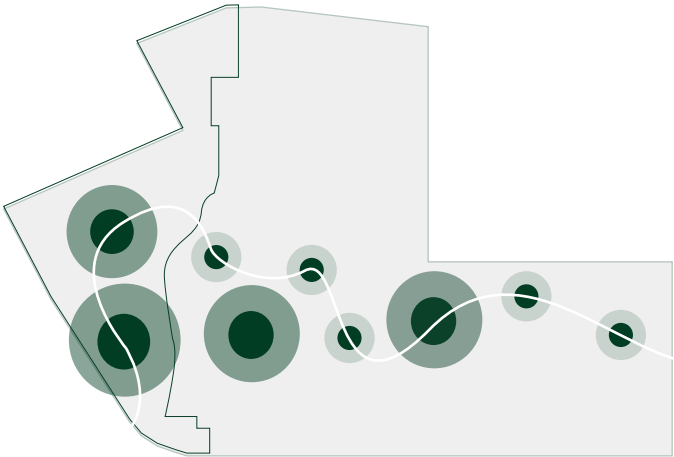
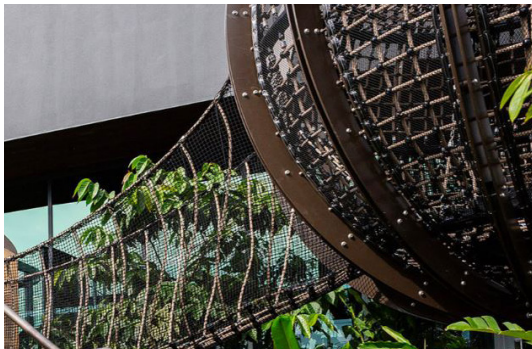
Masterplan

Connection to Country Strategies

Connection to Country strategies will be imbued throughout site in many forms relating to materiality, colour, texture, art, signage and planting.

KEY

- A** Furniture provides opportunity for design interpretation on surface faces
- B** Overhead shelter structures provides an opportunity for interpretive design and subtle light play
- C** Sandstone excavated on site may be recycled and used as features amongst planting within the public and private domains
- D** Play structures and elements provide opportunity to creatively interpret Country through colour and textural choices, play forms and levels
- E** The swale allows for overland flows to remain relatively in tact across site as a means of prioritising the natural processes of the land which allows Country to function
- F** There is opportunity to integrate technologies such as QR codes across site as a means of educating users about Cammeraygal Country to form part of an educational site journey
- G** Interpretative ground signage that indicates towards various sites and places of significance in the area



Landscape Masterplan

Security and Fencing Strategy

- KEY
- FENCE TO GREEN SPINE

✕

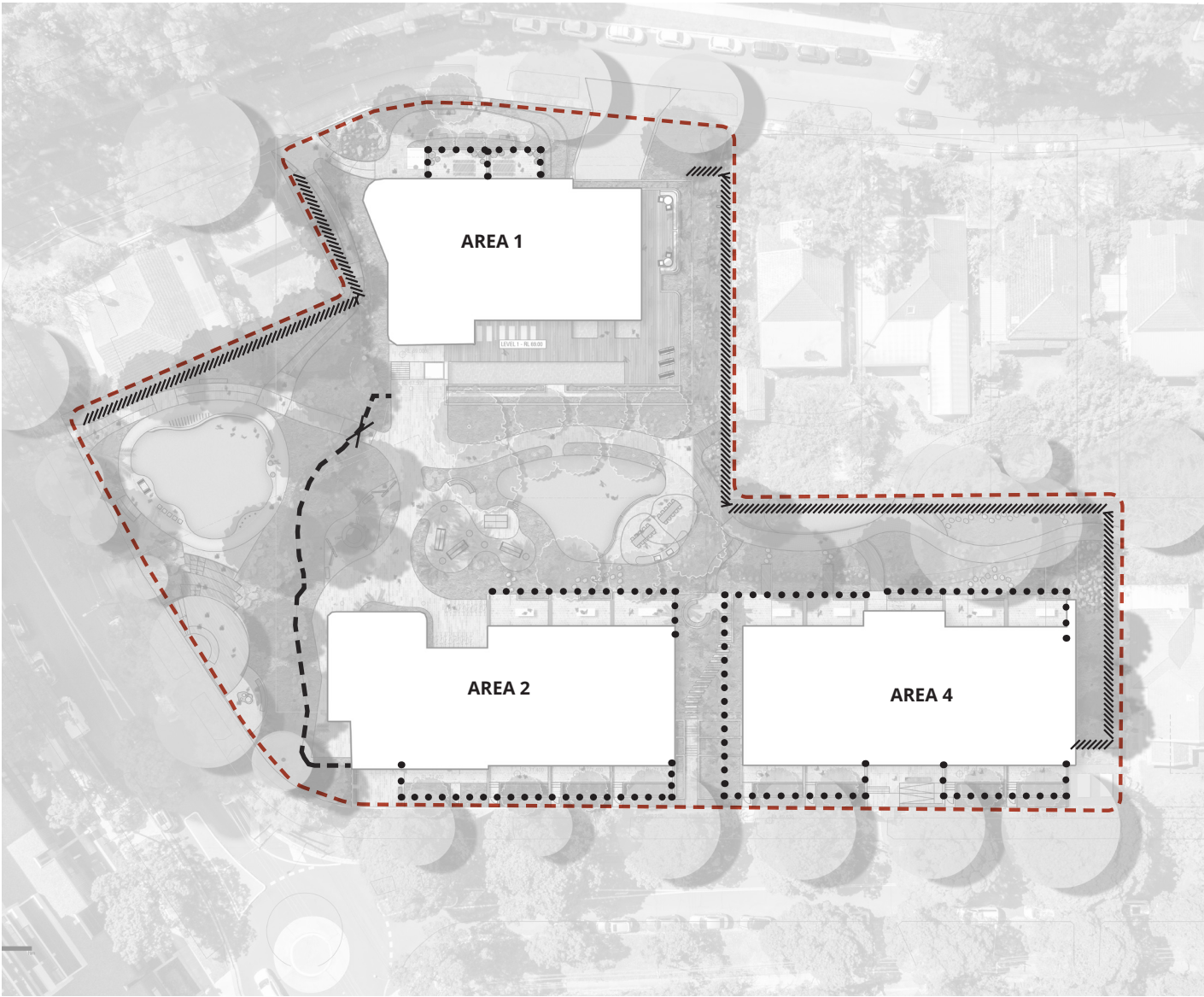
SECURITY GATE

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BOUNDARY FENCE

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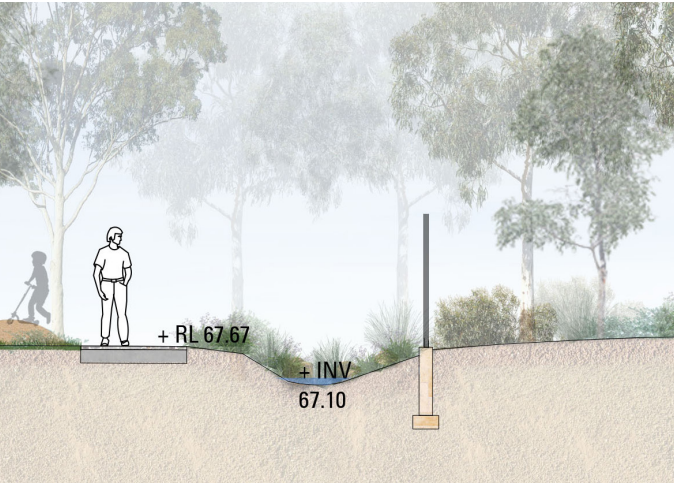
FENCE TO PRIVATE COURTYARDS



Sections



Sections - Private Courtyard



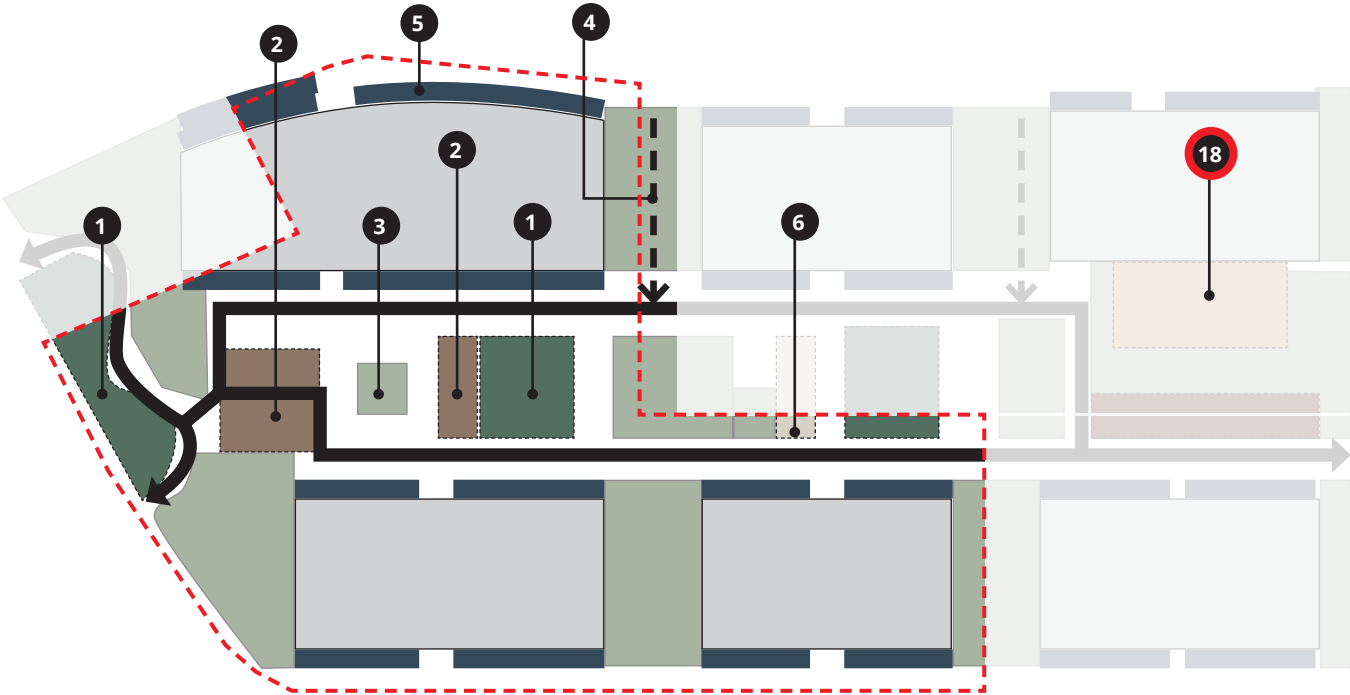
Images - Green Spine



Landscape Masterplan

Programme Strategy

St Leonards South Landscape Master Plan - Oculus, Oct 2020

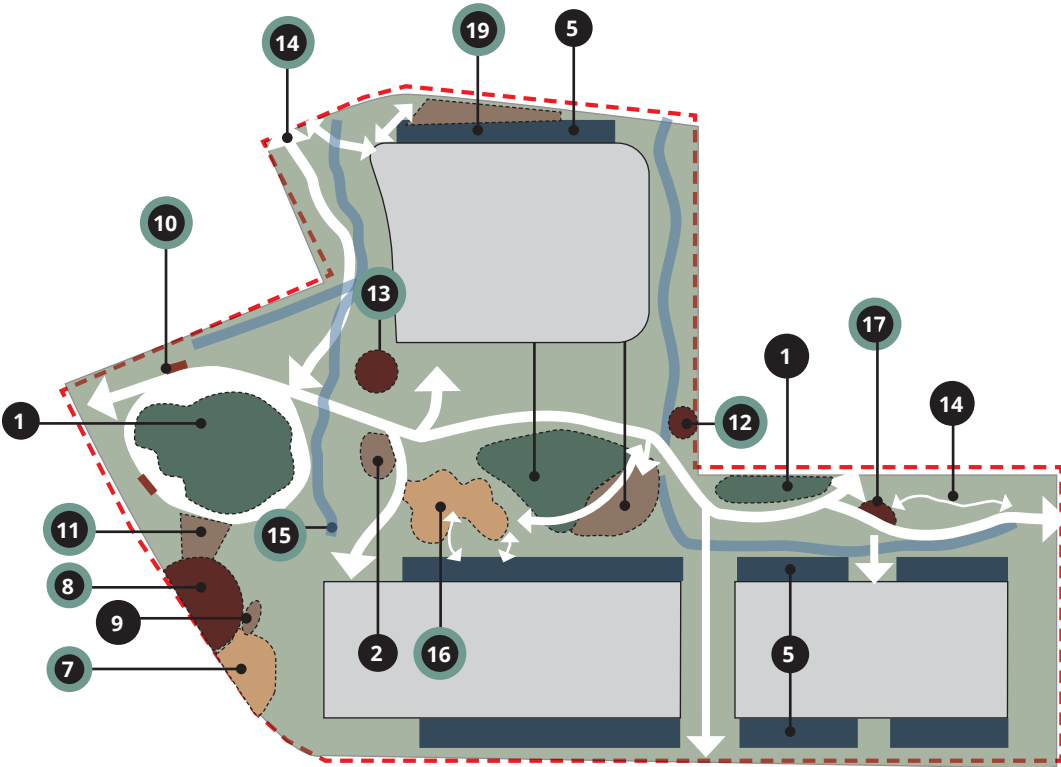


Current Landscape Design - Arcadia, Feb 2022

- Comparison:

 - / Responds better to topography
 - / Higher ratio of softscape
 - / Integrated accessibility
 - / Richer programme
 - / Larger public pocket park north of the site
 - / Gentler level transitions
- Constraints:

 - / Only 3 out of 6 towers delivered
 - / Missing upper north corner
 - / Green spine halved on southern end



KEY					
1	OPEN LAWN AREA	5	PRIVATE TERRACES	9	COMMUNITY GARDEN
2	PLAY AND RECREATION ZONE	6	SEATING / BBQ AREA	10	SEATING AMENITY
3	MASS PLANTING	7	INTERPRETIVE ART/CONNECTION TO COUNTRY	11	PLAY/SEATING ELEMENT ON SLOPE
4	RAMP / STAIR ACCESS	8	RAISED DECK WITH TERRACED SEATING	12	LOOKOUT VIEWPOINT
				13	LOOKOUT
				14	NATURE WALK
				15	NATIVE PLANTED SWALE
				16	HAMMOCKS + TABLE TENNIS
				17	DECK
				18	CHILD CARE OUTDOOR AREA
				19	POCKET PARK
					<div> <div></div> <div>ADDITIONAL AMENITY PROVIDED</div> </div> <div> <div></div> <div>AMENITY NOT PROVIDED</div> </div>

Landscape Masterplan

Green Spine Permeability

The Green Spine is a high traffic area, the use of a low maintenance and easily accessible surface that is permeable is required.

Mulches (barks/pebbles), gravels and crushed rocks are highly permeable surfaces for a low cost but limit accessibility and require maintenance.

Permeable pavers used along with coarse sand bedding or aggregate still allow for water flow without limiting accessibility and come in an assortment of colours, materials & shapes. Natural Stone Carpets are an alternative to permeable pavers with the same benefits but are less customisable and more costly.

Alternatively, Decking, boardwalks, grass pavers, or permeable pavers are all other considerations.

An increase in gross planting and reduction of larger paving areas areas can also improve surface permeability throughout the Green Spine.

KEY PLAN



KEY

1.1 P1 - GRANITE UNIT PAVERS (NON PERMEABLE)



1.2 P1 - TRIHEX UNIT PAVERS (PERMEABLE)



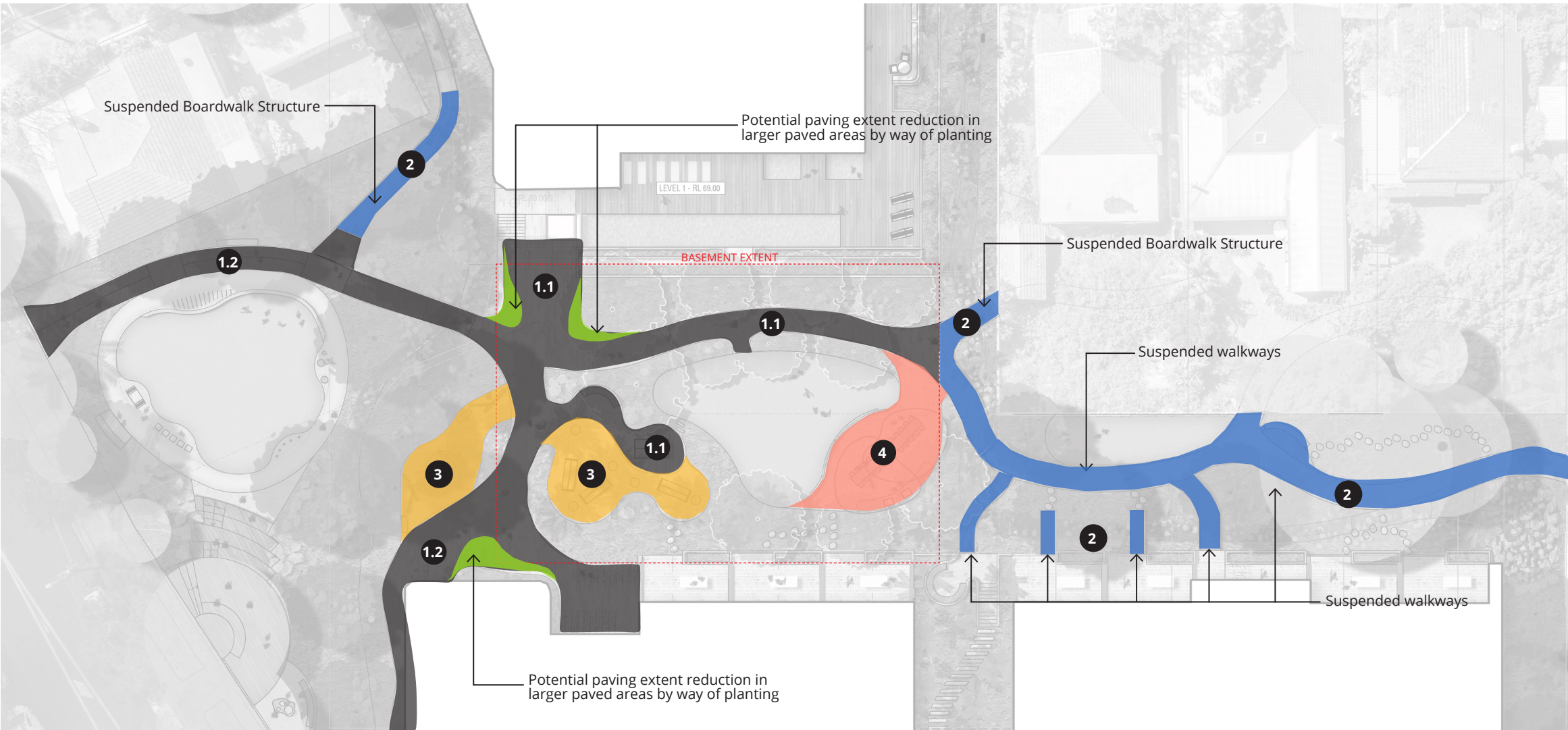
2 P2 - SUSPENDED BOARDWALK STRUCTURES



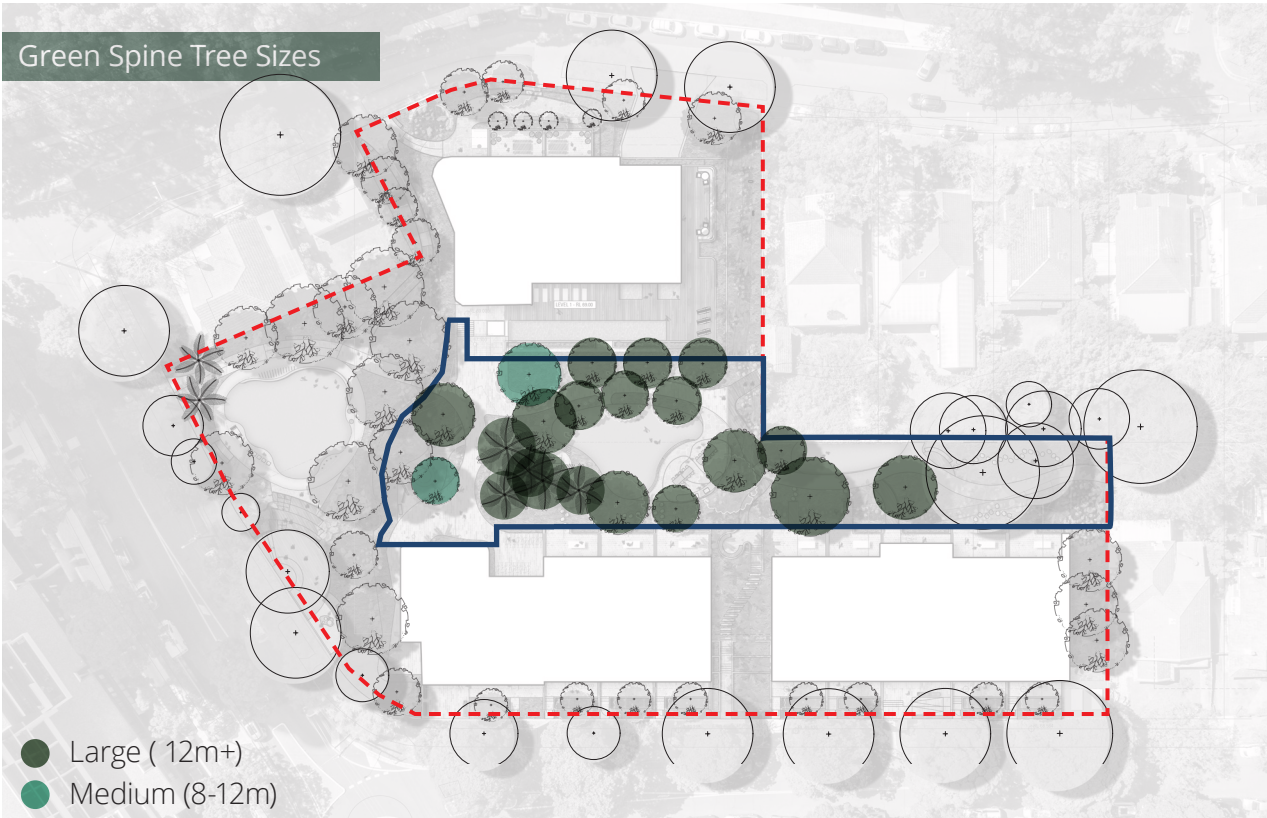
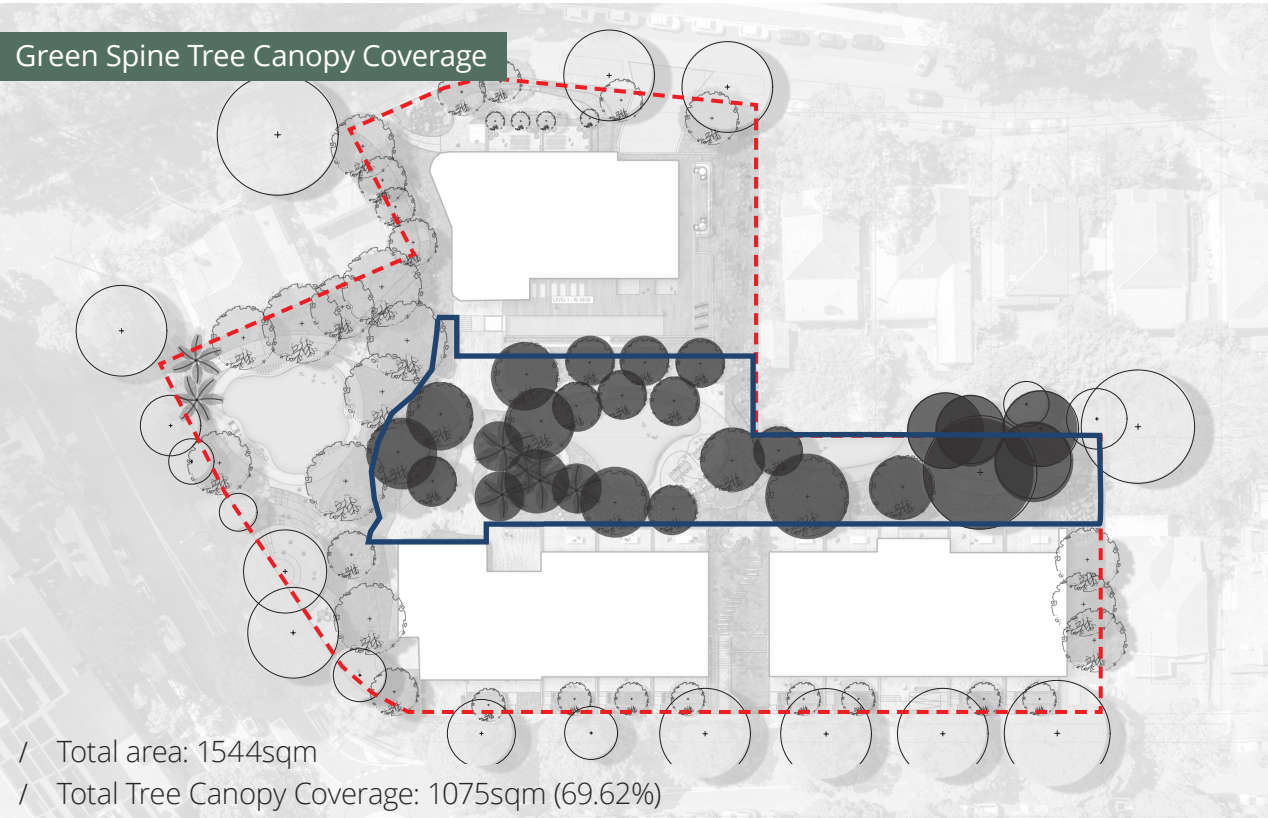
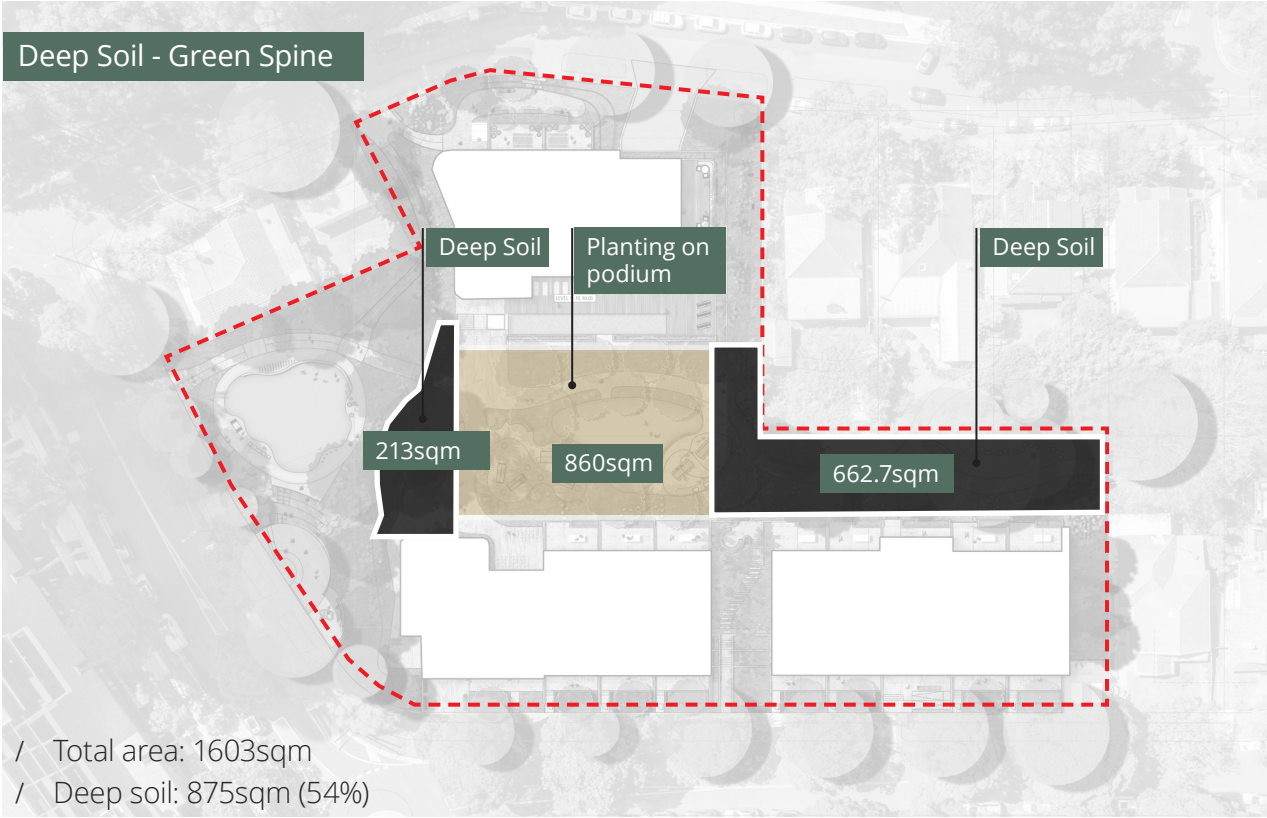
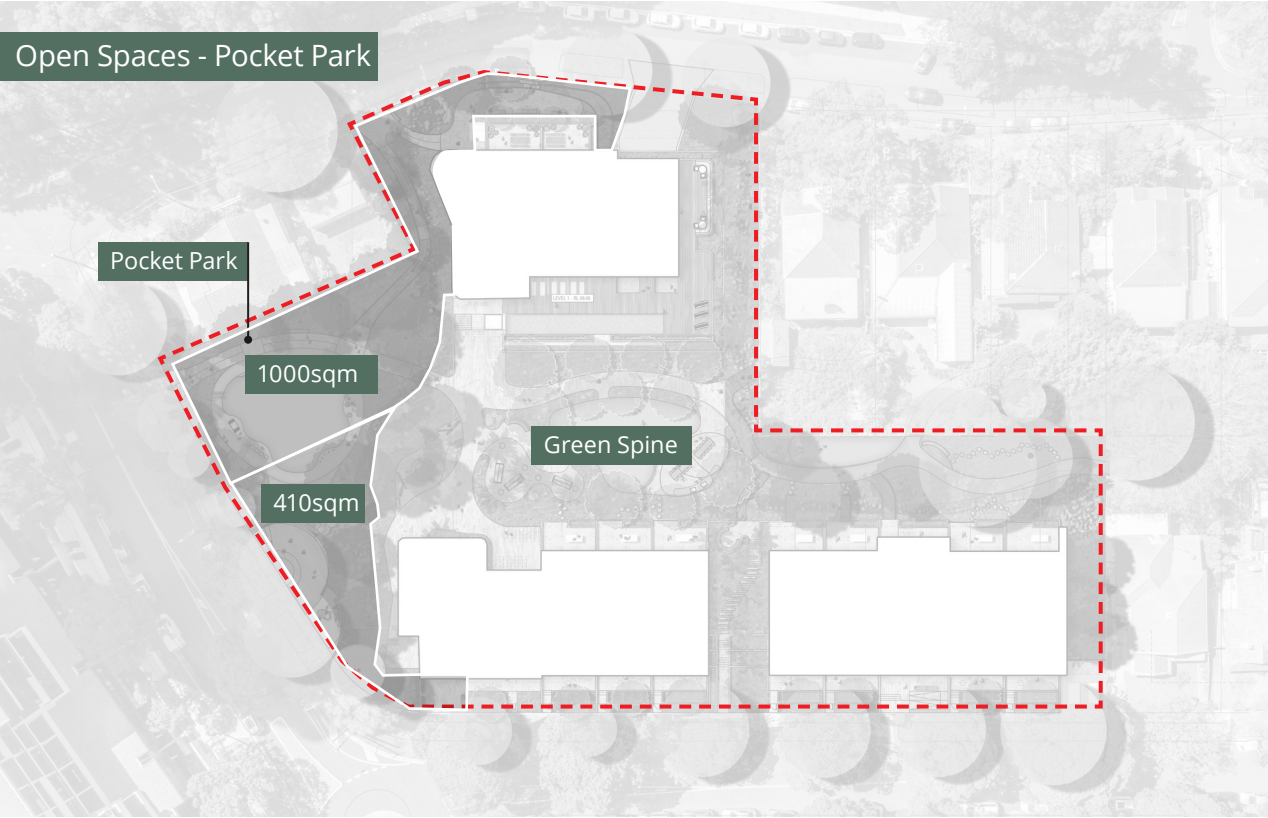
3 P3 - DECOMPOSED GRANITE (PERMEABLE)



4 P4 - GRANITE CRAZY PAVE (NON PERMEABLE)



Landscape Masterplan Requirements



SECTION 03 - LANDSCAPE DESIGN - DETAIL PLANS



Landscape Detail Plans

The Park & The Deck

The pocket park is to provide a generous public offer through informal pathways and play areas.

- KEY
- 1

MAIN PATH CONNECTING TO GREEN SPINE
- 2

SECONDARY LOOP PATH WITH CYCLE + SCOOTER OBSTACLE LOOP
- 3

WSUD/ SWALE
- 4

SEATING LOUNGES
- 5

PALMS (EXISTING, REPLANTED)
- 6

BRIDGE ELEMENT OVER SWALE CONNECTING THE POCKET PARK WIT THE GREEN SPINE (GATED)
- 7

NATURE PLAY
- 8

INFORMAL STEPPED SEATING ELEMENT ON SLOPE
- 9

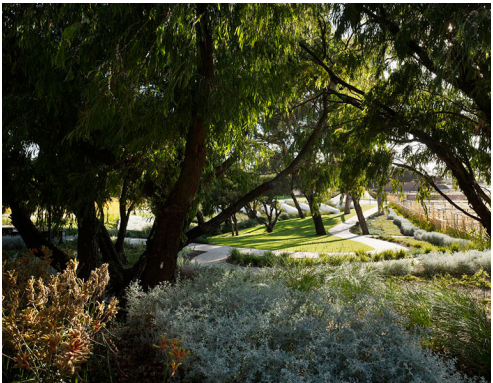
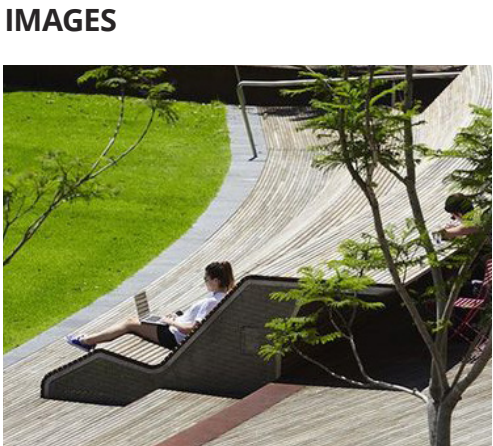
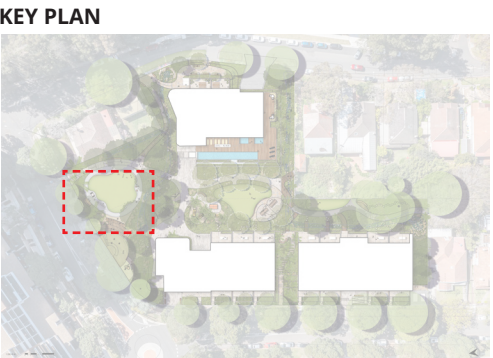
UPPER DECK AROUND EXISTING TREE
- 10

NATIVE FEATURE PLANTING
- 11

INDIGENOUS INTERPRETATION ARTWORK /LOCAL WAYFIND-ING ELEMENT
- 12

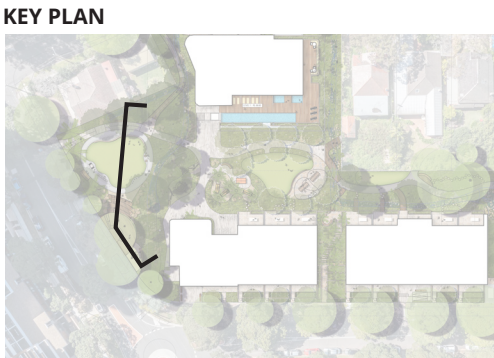
SECURITY FENCE TO GREEN SPINE
- 13

OPEN LAWN AREA



Landscape Sections

Section B

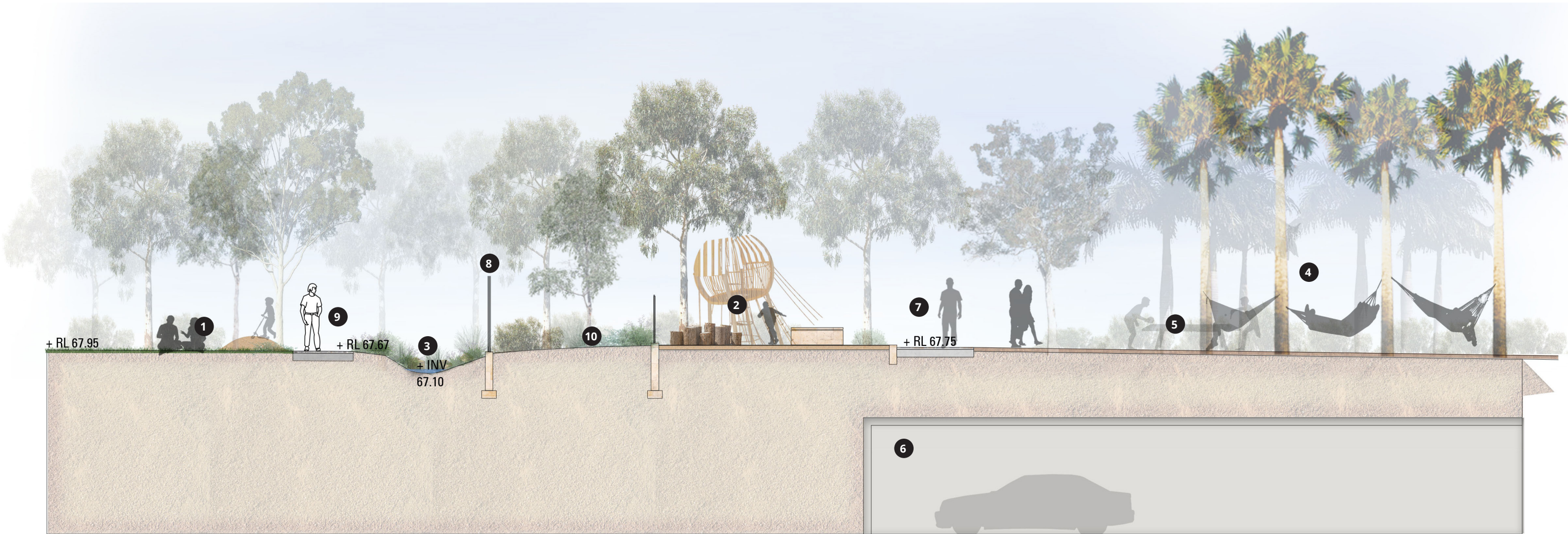
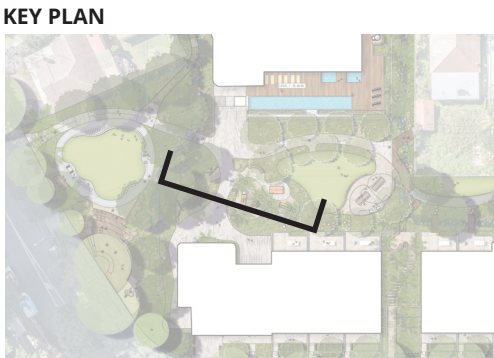


- KEY
- 1 COMMUNAL LAWN SPACE WITH
GENEROUS PLANTING BUFFERS
 - 2 EXISTING MATURE TREE TO BE RETAINED
 - 3 TIMBER TERRACED SEATING WITH PLAY OPPORTUNITIES
 - 4 SEATING AND INTERPRETATIVE ART/ SIGNAGE
 - 5 LOUNGE SEATING
 - 6 KIDS CYCLE + SCOOTER OBSTACLE LOOP
 - 7 STORMWATER RETENTION SWALE



Landscape Sections

Section C



- KEY
- | | | | |
|---|--|----|--------------------------------|
| 1 | COMMUNAL LAWN SPACE WITH GENEROUS PLANTING BUFFERS | 6 | BASEMENT |
| 2 | NATURE PLAY SPACE | 7 | ACCESSIBLE PATH TO LOBBY ENTRY |
| 3 | STORMWATER RETENTION SWALE | 8 | SECURITY FENCE |
| 4 | HAMMOCKS UNDER PROPOSED PALM TREES | 9 | FOOTPATH - POCKET PARK |
| 5 | TABLE TENNIS | 10 | DEEP SOIL PLANTING |



Landscape Detail Plans

The Garden

KEY

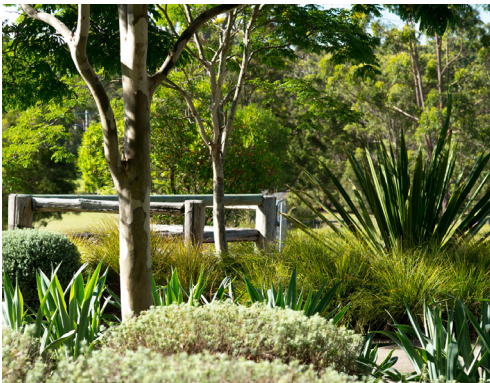
- 1 PRIMARY LOBBY ENTRY OFF CANBERRA AVE
- 2 BOARDWALK
- 3 MAIN GREEN SPINE PATH
- 4 INFORMAL STAIR ENTRY FROM CANBERRA AVE
- 5 RAMPED ON GRADE PATH
- 6 LOBBY ENTRY
- 7 STORMWATER RETENTION SWALE
- 8 BUFFER PLANTING TO 2 MARSHALL AVE
- 9 PRIVATE COURTYARD GARDENS
- 10 1M VERGE/ SETBACK TO FOOTPATH
- 11 CANBERRA AVE STREET TREE PLANTING
- 12 DRIVEWAY



KEY PLAN

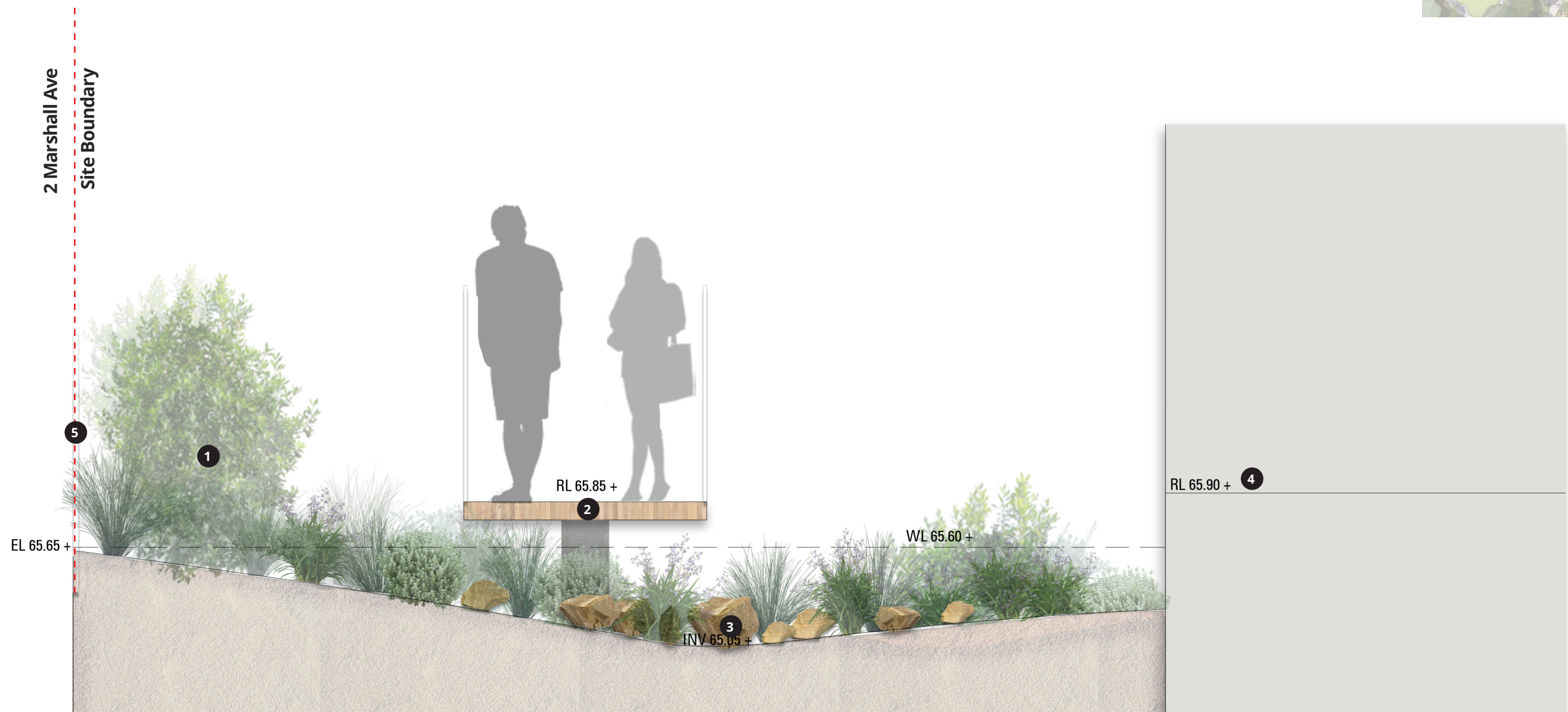
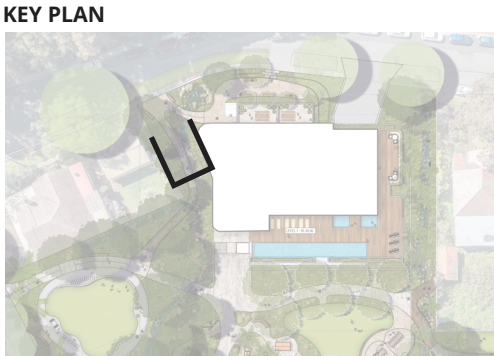


IMAGES



Landscape Sections

Section A



- KEY
- 1 NATIVE BUFFER PLANTING
 - 2 RAISED BRIDGE CONNECTION TO CANBERRA AVE
 - 3 STORMWATER RETENTION SWALE WITH PLANTINGS AND ROCK BEDS
 - 4 LOBBY ENTRY TO TOWER 1 BEYOND
 - 5 EXSISTING FENCE



Landscape Detail Plans

The Green Spine

The central area to the green spine is largely built on top of structure and the planting and trees, as well as the amenities, are sequenced in response to these conditions.

Bluegum Play, The Palms, The Clearing

- KEY
- 1

BRIDGE ELEMENT OVER SWALE
- 2

SECURITY FENCE
- 3

TABLE TENNIS
- 4

BIKE PARKING
- 5

LOBBY ENTRY
- 6

OPEN LAWN AREA
- 7

BBQ ZONE WITH DINING TABLES
- 8

PALM GROVE WITH HAMMOCKS
- 9

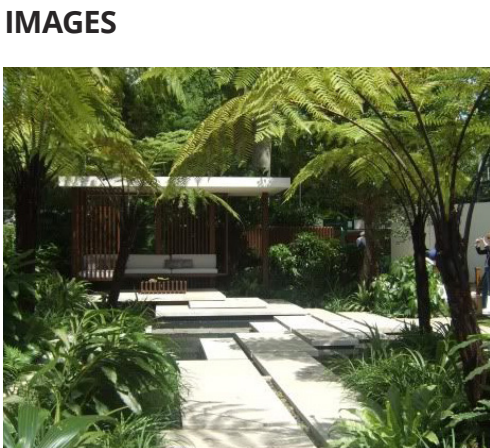
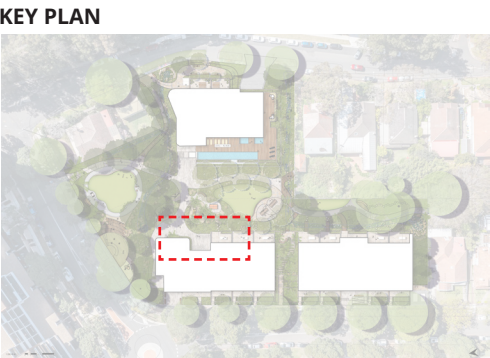
WSUD/ SWALE
- 10

BUFFER PLANTING TO PROVIDE PRIVACY TO PRIVATE COURTYARDS
- 11

FUTURE GREEN SPINE PATH CONNECTION
- 12

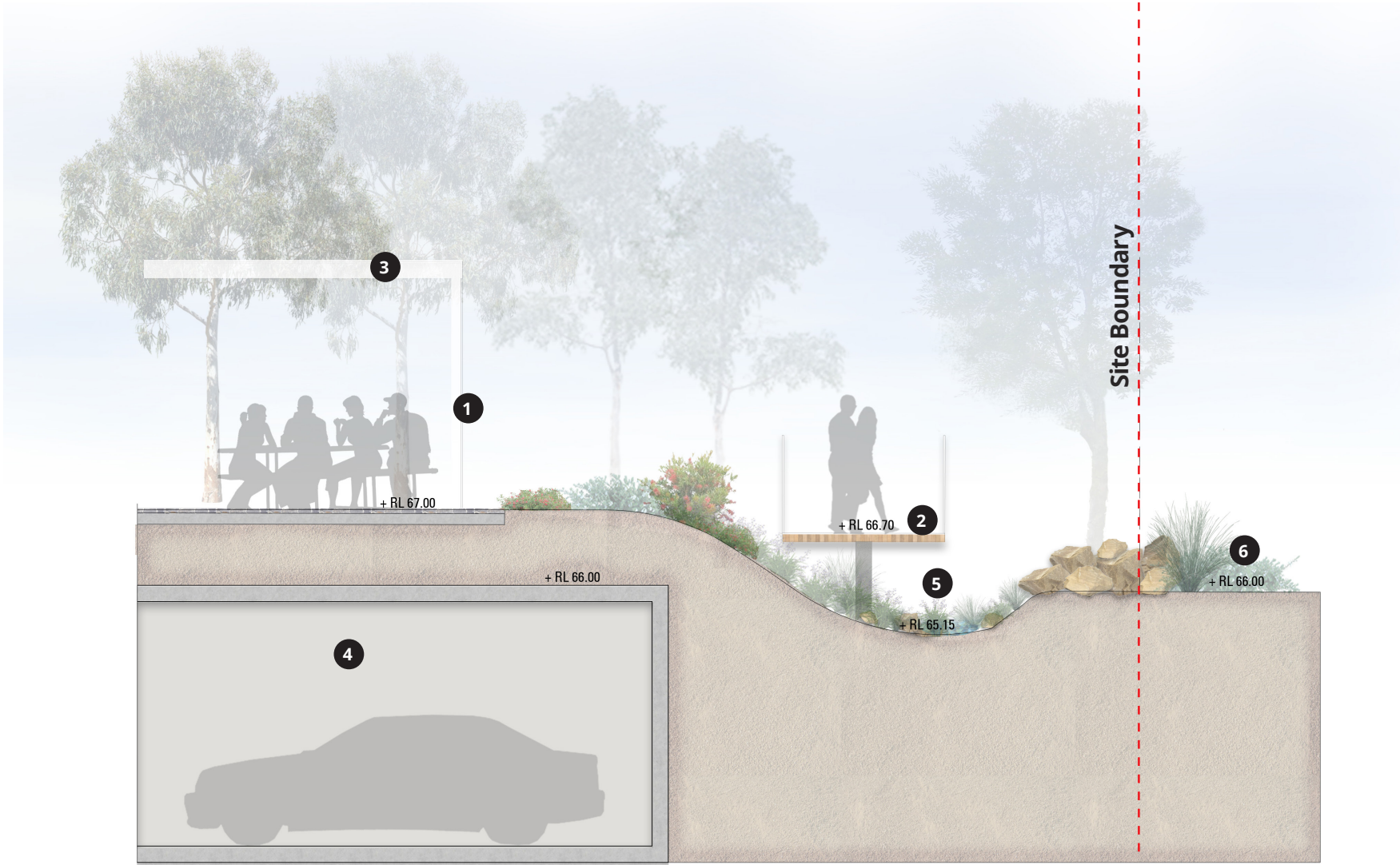
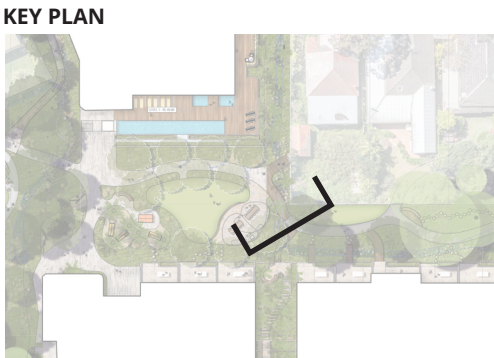
ACCESSIBLE PATHS THROUGH GREEN SPINE
- 13

POOL DECK



Landscape Sections

Section D



- KEY
- 1 COMMUNAL BBQ AREA WITH SEATING
 - 2 RAISED BOARDWALK / THROUGH SITE LINK
 - 3 SHADE STRUCTURE
 - 4 BASEMENT
 - 5 STORMWATER RETENTION SWALE WITH PLANTINGS AND ROCK BEDS
 - 6 ADJACENT PROPERTY

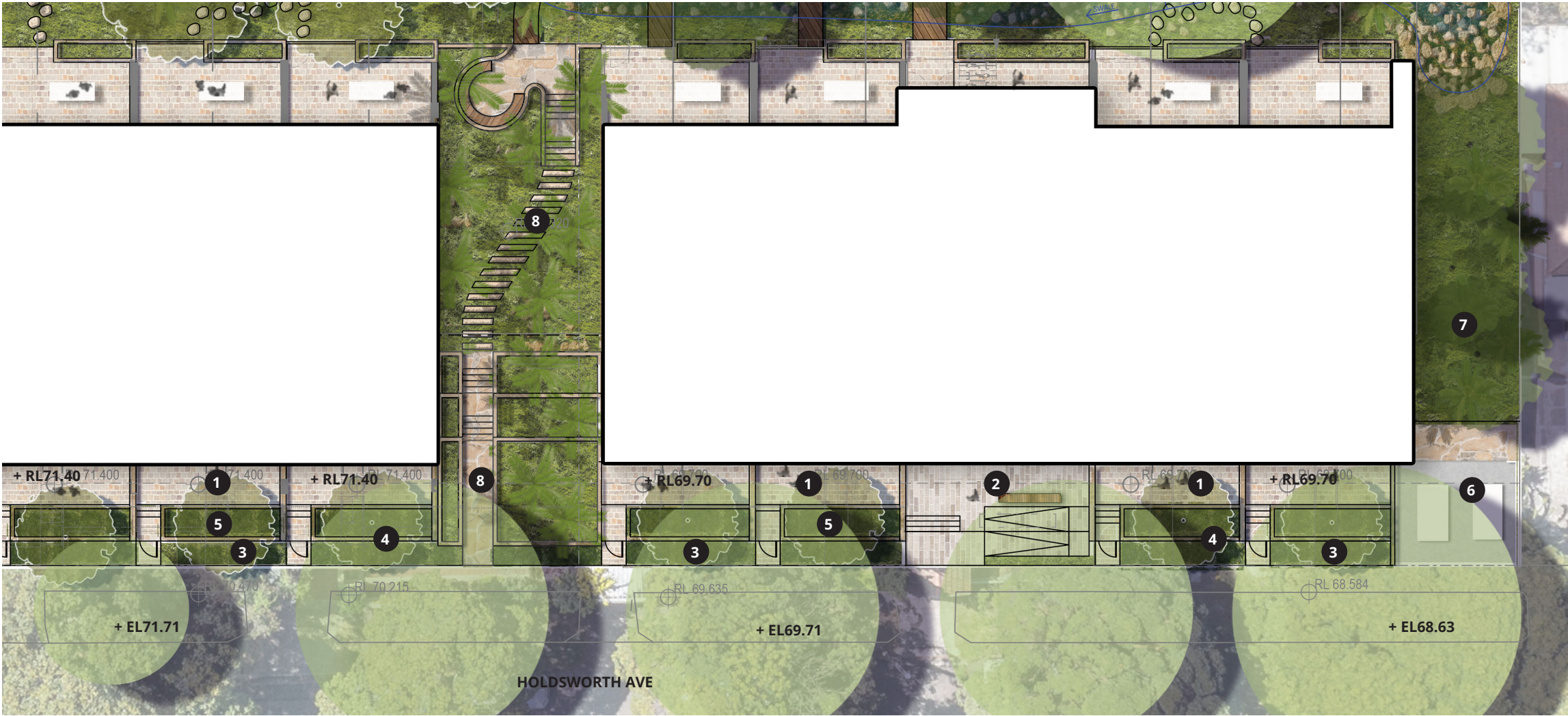


Landscape Detail Plans

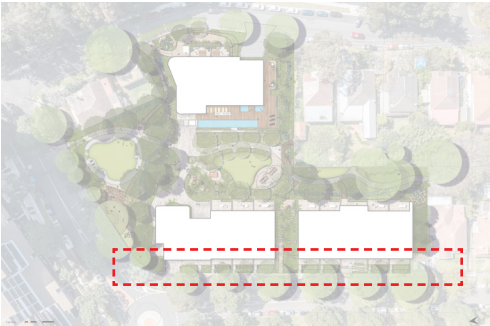
Street Interface - Holdsworth Ave

KEY

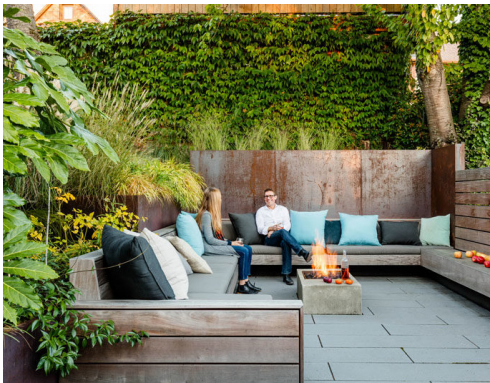
- 1 PRIVATE COURTYARDS
- 2 LOBBY ENTRY
- 3 1M VERGE/ SETBACK TO FOOTPATH
- 4 PRIVACY/ SECURITY FENCE TO PRIVATE COURTYARDS
- 5 PLANTING WITHIN PRIVATE COURTYARDS
- 6 SUBSTATION KIOSK
- 7 NATIVE PLANTING
- 8 THROUGHSITE LINK



KEY PLAN



IMAGES



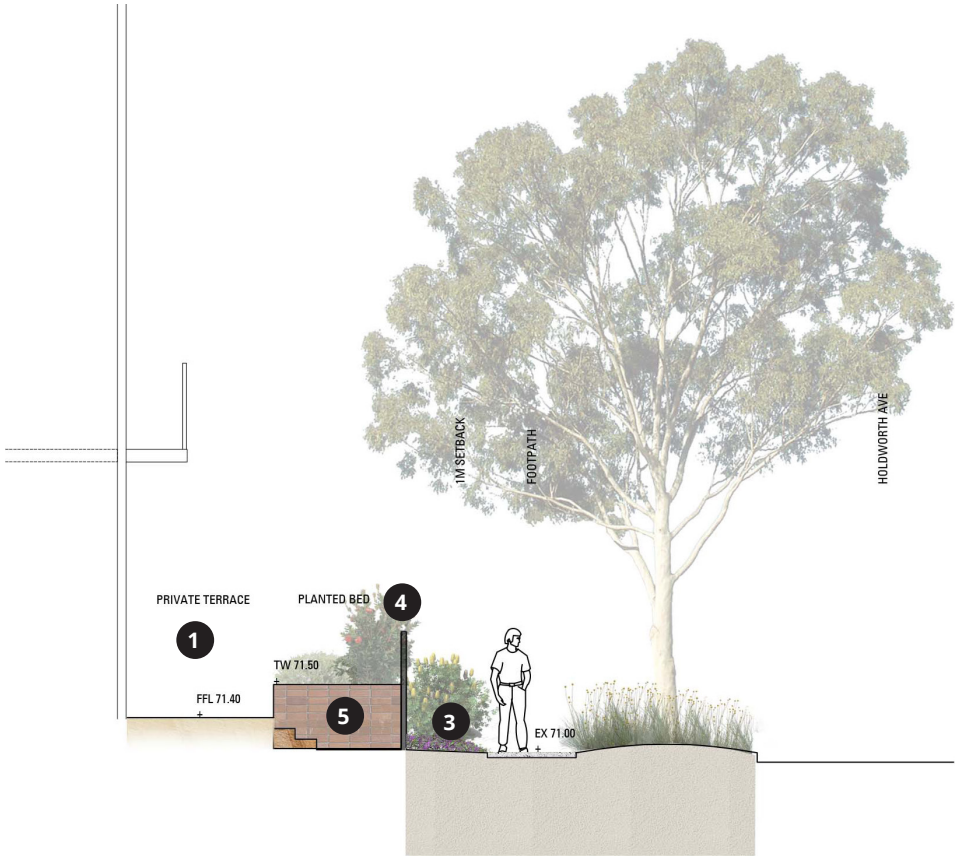
Landscape Detail Plans

Street Interface - Holdsworth Ave

The southern end of the green spine sets in motion the future connection to the adjacent sites while creating a lush green pocket.

KEY

- 1 PRIVATE COURTYARDS
- 2 LOBBY ENTRY
- 3 1M VERGE/ SETBACK TO FOOTPATH
- 4 PRIVACY/ SECURITY FENCE TO PRIVATE COURTYARDS
- 5 PLANTING WITHING PRIVATE COURTYARDS
- 6 SUBSTATION KIOSK
- 7 NATIVE GULLY PLANTING
- 8 BUILDING ENTRANCE



Typical Sections - (levels vary)

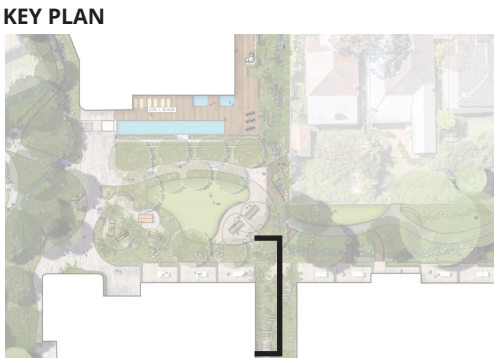


Typical Elevation - (levels vary)



Landscape Sections

Section E



- KEY
- | | | | |
|---|--------------------------------------|---|---|
| 1 | COMMUNAL BBQ AREA WITH SEATING | 5 | STORMWATER RETENTION SWALE WITH PLANTINGS AND ROCK BEDS |
| 2 | RAISED BOARDWALK / THROUGH SITE LINK | 6 | ADJACENT PROPERTY |
| 3 | SHADE STRUCTURE | | |
| 4 | BASEMENT | | |



Landscape Detail Plans

Street Interface - Canberra Ave

The southern end of the green spine sets in motion the future connection to the adjacent sites while creating a lush green pocket.

- KEY
- 1

PAVED PRIVATE TERRACE
- 2

TERRACED WALLING
- 3

1M VERGE/ SETBACK TO FOOTPATH
- 4

PRIVACY/ SECURITY FENCE TO PRIVATE COURTYARDS
- 5

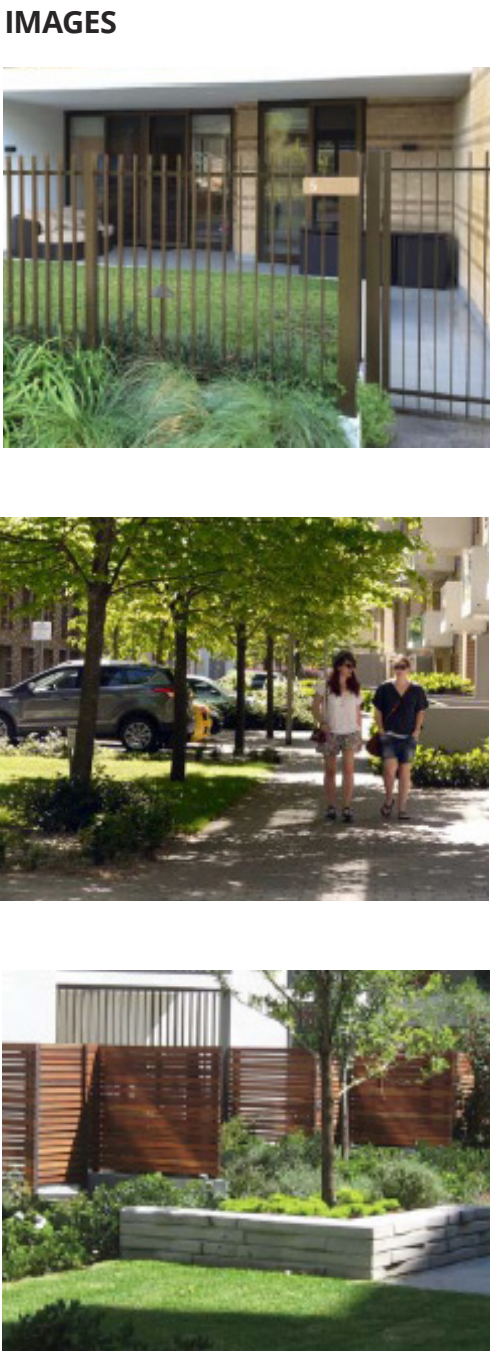
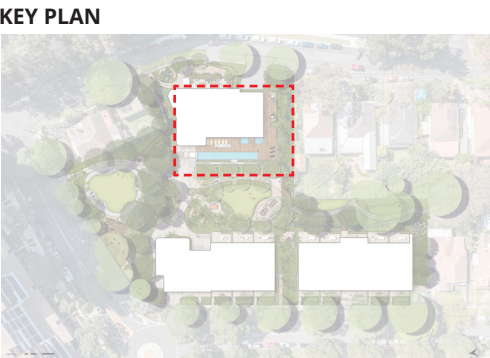
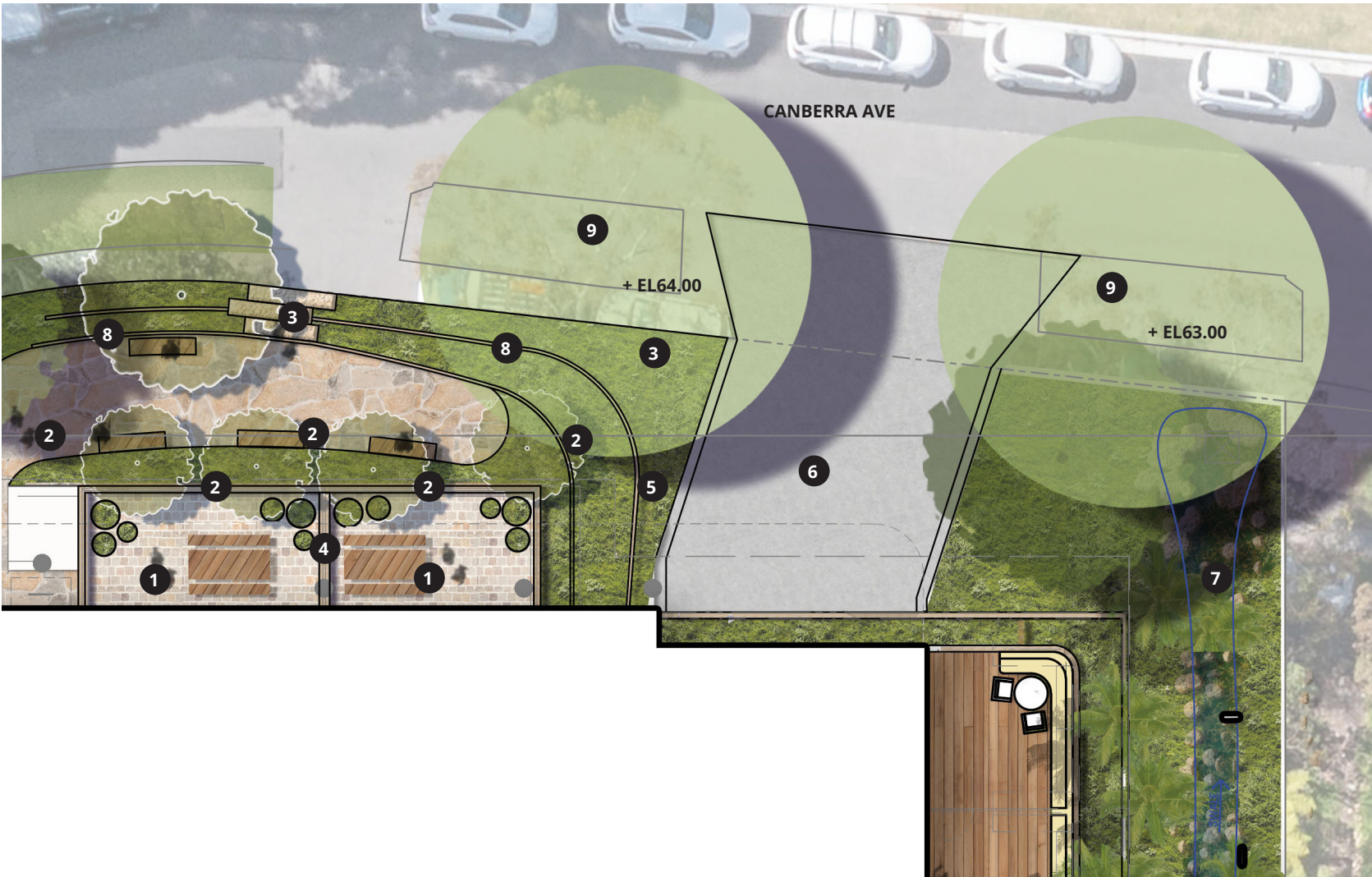
PLANTING TO DRIVEWAY
- 6

DRIVEWAY
- 7

WSUD/ NATIVE PLANTING
- 8

PRIVATE ENTRY FROM CANBERRA AVE
- 9

EXISTING TREES RETAINED



SECTION 04 - ROOF TERRACES



Landscape Detail Plans

Area 1 - Level 1

- KEY
- 1

LOUNGE CHAIRS
- 2

LAP POOL
- 3

SPAS
- 4

EDGE PLANTING
- 5

LIFT ACCESS
- 6

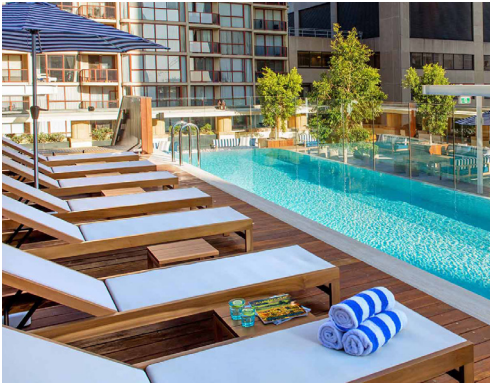
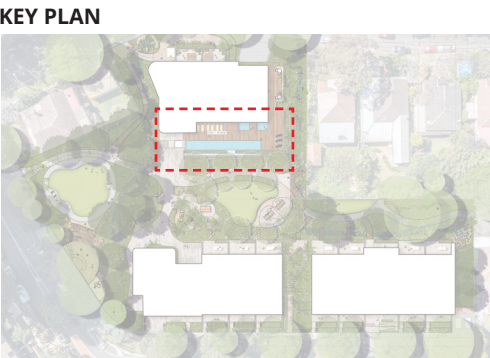
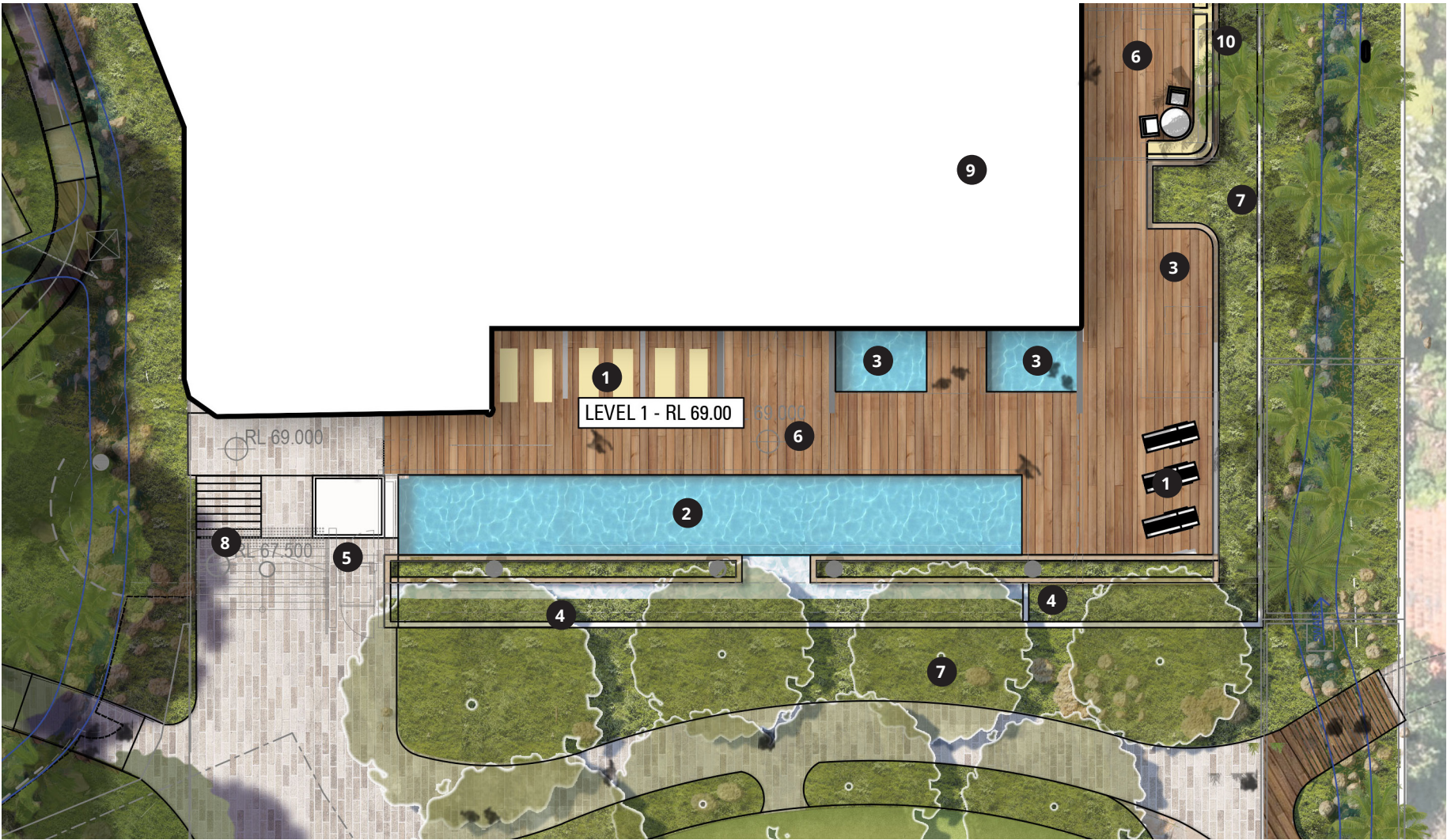
TIMBER DECKING
- 7

PROPOSED TREES
- 8

LOBBY ACCESS
- 9

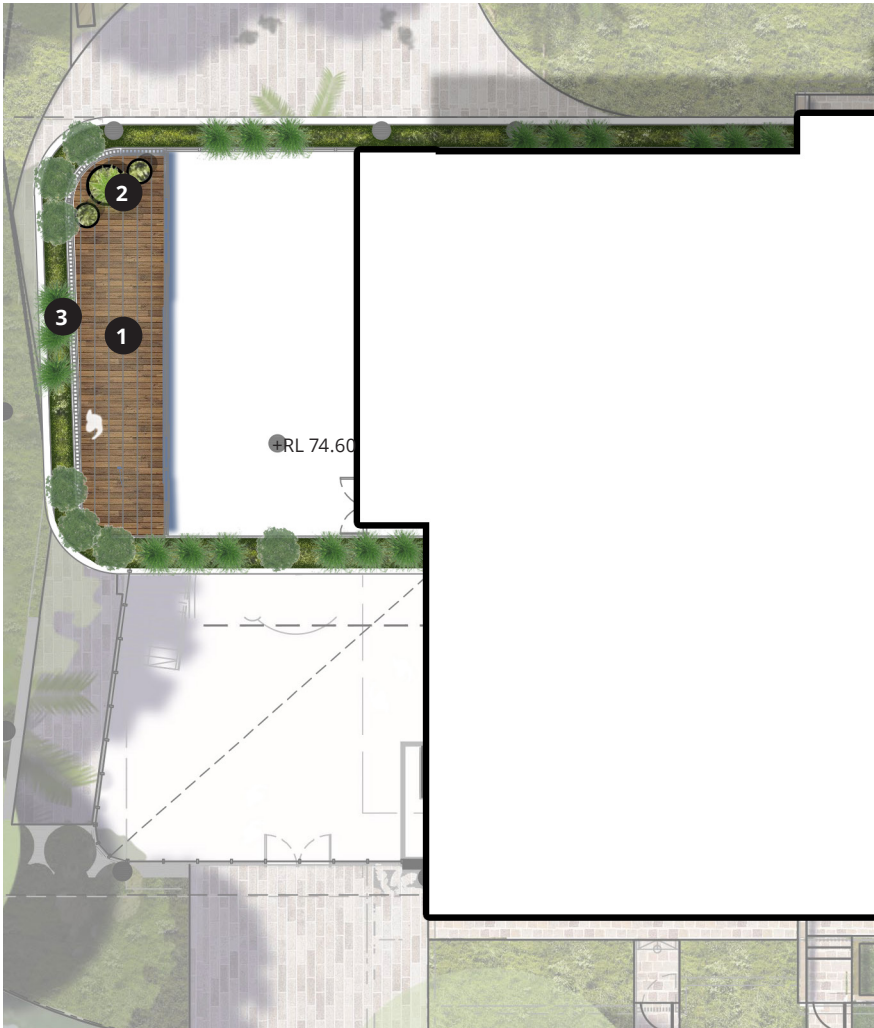
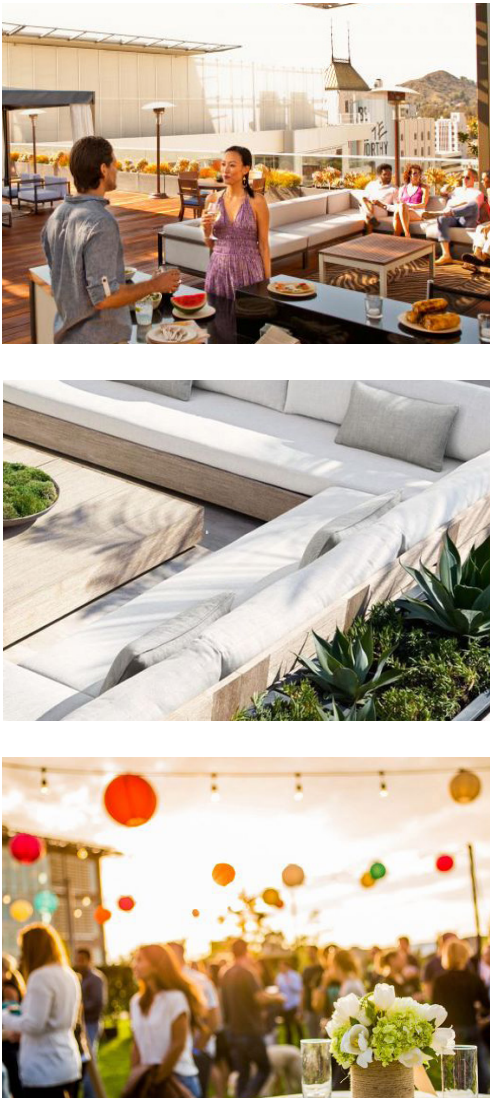
INDOOR RECREATION AREA
- 10

OUTDOOR DINING BOOTHS



Landscape Detail Plans

Level 3 & Level 14

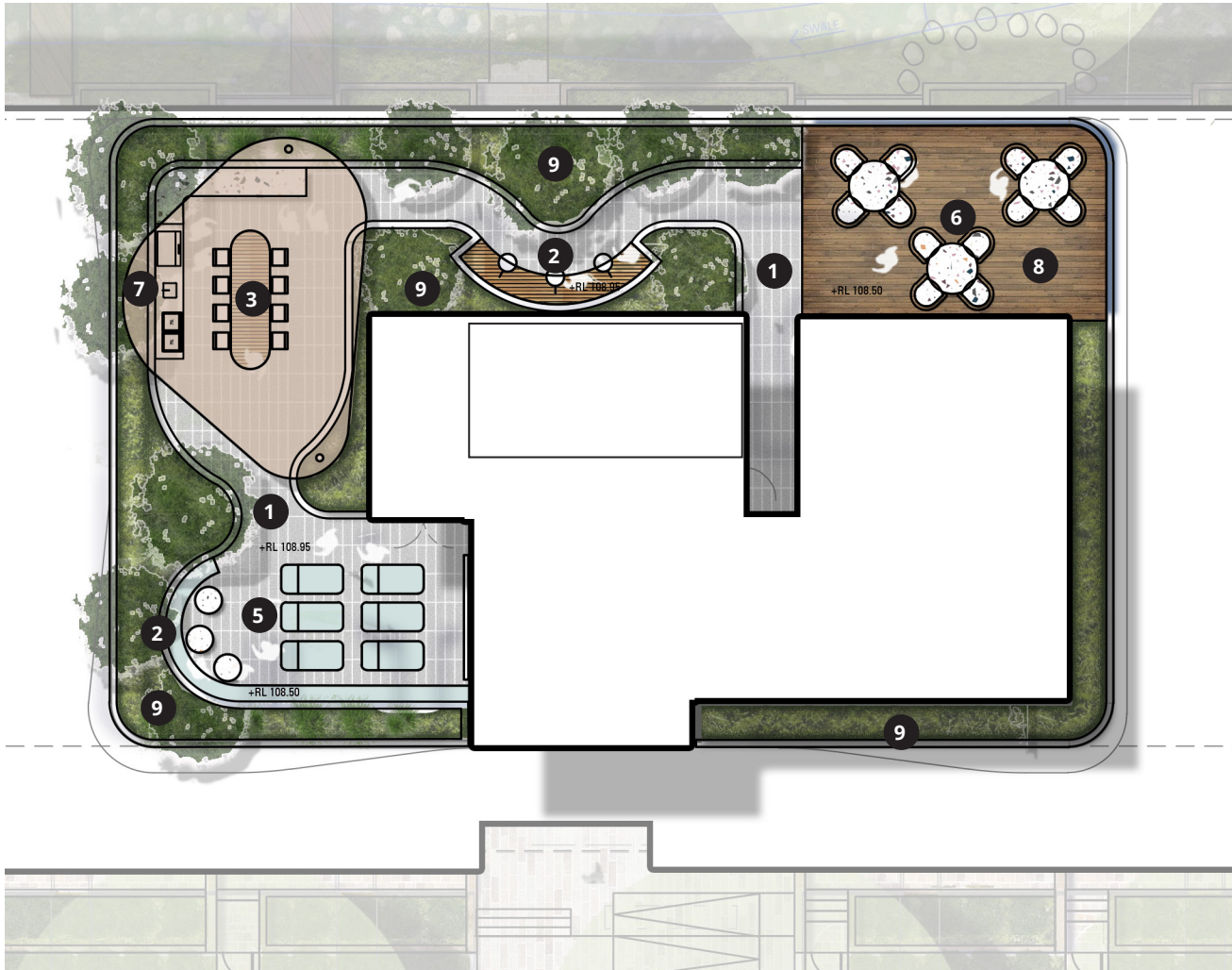
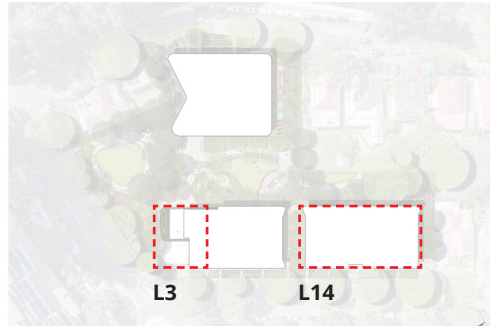


AREA 2 - LEVEL 3

KEY

- 1 TIMBER DECKING
- 2 POT PLANTING
- 3 PERIPHERAL PLANTING

KEY PLAN



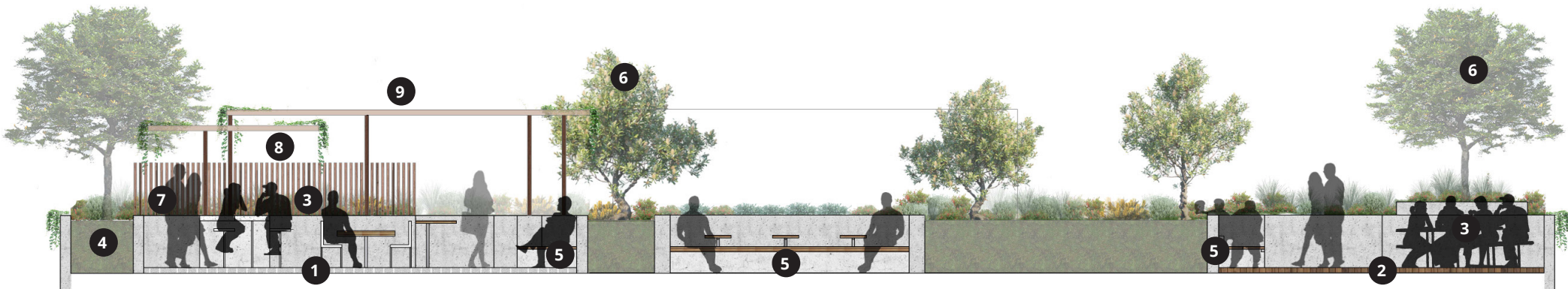
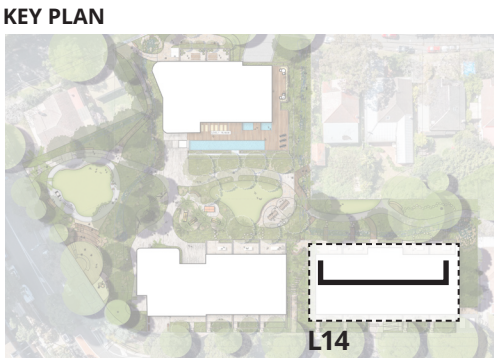
AREA 4 - LEVEL 14

- 1 UNIT PAVING
- 2 INTEGRATED SEATING
- 3 DINING TABLE AND CHAIRS
- 4 PERGOLA
- 5 OUTDOOR CINEMA SPACE
- 6 FLXIBLE SEATING ELEMENTS
- 7 KITCHEN / FOOD PREP STATION
- 8 DECK WITH VIEWS
- 9 RAISED PLANTING



Landscape Sections

Section Level 14



- KEY
- 1 UNIT PAVING
 - 2 TIMBER DECKING
 - 3 OUTDOOR DINING
 - 4 PERIPHERAL PLANTING
 - 5 INTEGRATED SEATING
 - 6 PROPOSED TREES
 - 7 OUTDOOR KITCHEN
 - 8 DIVIDER
 - 9 PERGOLA



Landscape Detail Plans

Area 2 - Level 17

KEY

- 1 UNIT PAVING
- 2 TIMBER DECKING
- 3 ENTRY/EXIT
- 4 FEATURE TREE
- 5 PERIPHERAL PLANTING
- 6 BAR SEATING WITH DISTRICT VIEWS
- 7 OUTDOOR WORKING SPACE
- 8 ASTROTURF WITH FIREPIT
- 9 LARGE DINING TABLE
- 10 SCREEN WITH CLIMBING PLANTS
- 11 INTEGRATED SEATING
- 12 PERGOLA



KEY PLAN

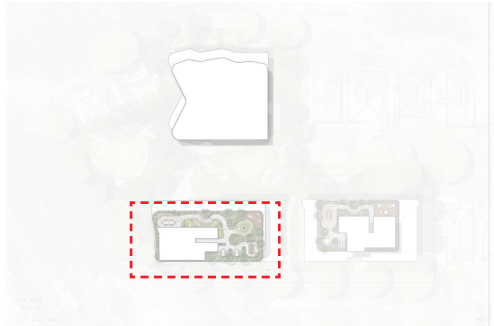
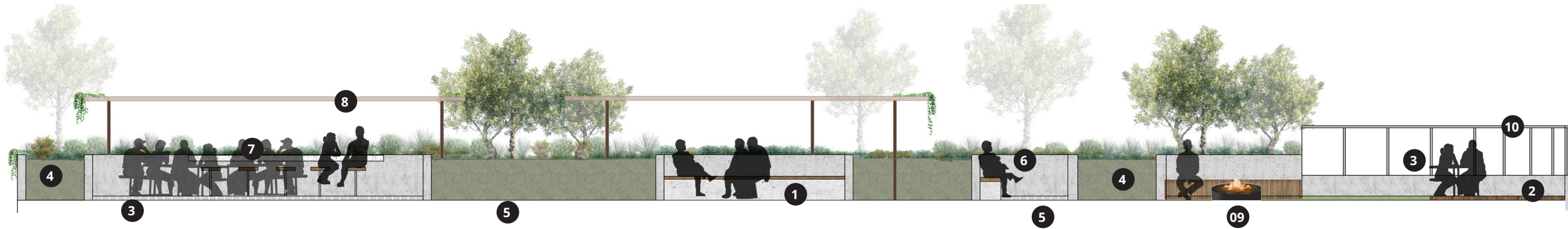
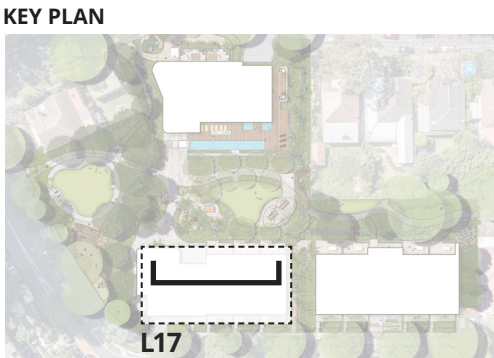


IMAGE / SECTIONS



Landscape Sections

Section Level 17



- KEY
- | | | |
|-----------------------|----------------------|---------------------------|
| 1 UNIT PAVING | 5 INTEGRATED SEATING | 9 FIREPIT |
| 2 TIMBER DECKING | 6 LOUNGE CHAIRS | 10 GLASS VIEW OUT TO CITY |
| 3 OUTDOOR DINING | 7 DINING AREA | |
| 4 PERIPHERAL PLANTING | 8 PERGOLA | |



Landscape Detail Plans

Area 1 - Penthouse Terraces

KEY

- 1 PAVING
- 2 OUTDOOR KITCHEN
- 3 LOUNGE
- 4 LOUNGE CHAIRS
- 5 PRIVACY BUFFER PLANTING/ DIVIDER
- 6 PERGOLA
- 7 PERIPHERAL PLANTING
- 8 OUTDOOR DINING



KEY PLAN

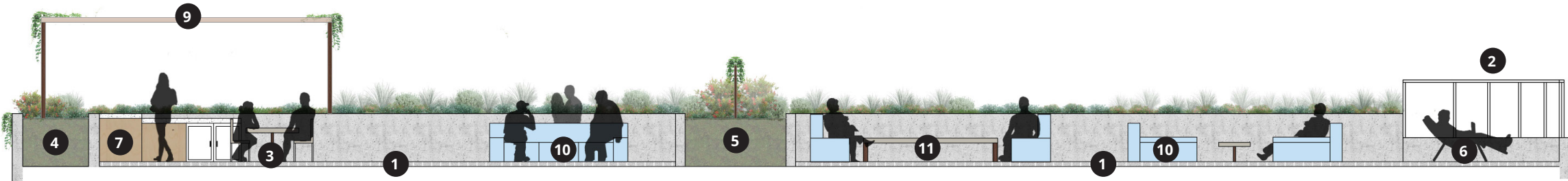
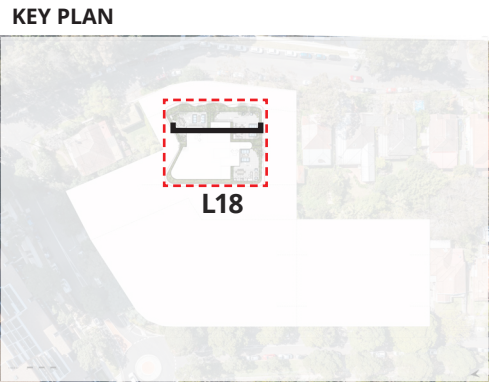


IMAGE / SECTIONS



Landscape Sections

Section Penthouses



- KEY
- 1

UNIT PAVING

2

GLASS VIEW OUT TO CITY

3

OUTDOOR DINING

4

PERIPHERAL PLANTING

5

PRIVACY BUFFER PLANTING/ DIVIDER

6

LOUNGE CHAIRS

7

OUTDOOR KITCHEN

9

PERGOLA

10

LOUNGE

11

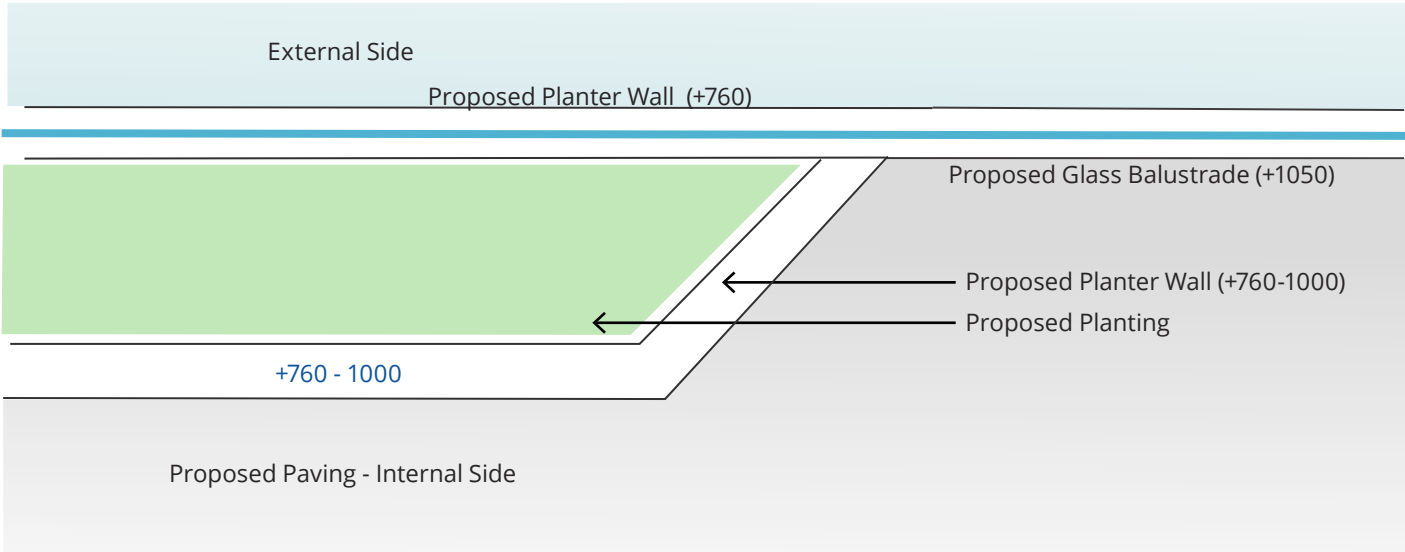
SEATING



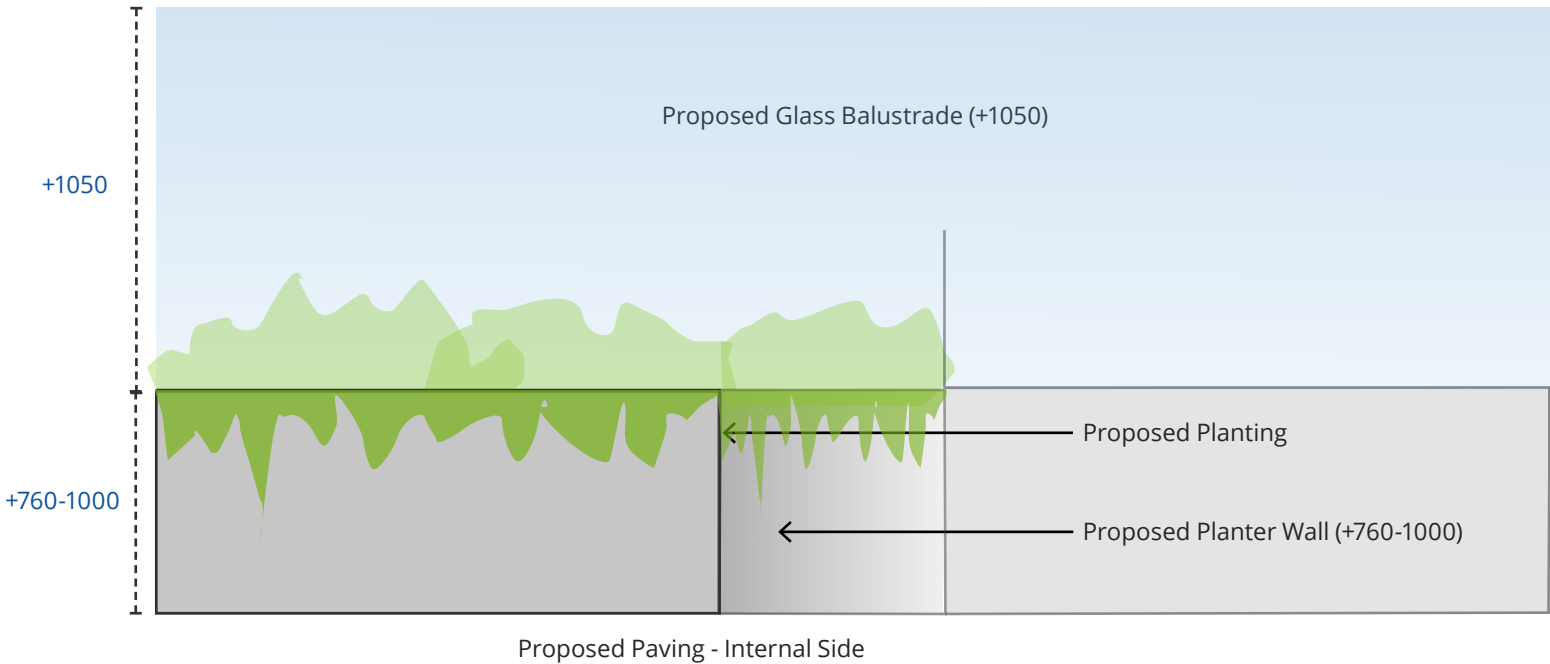
Landscape Typical Sections

Indicative Rooftop Edges

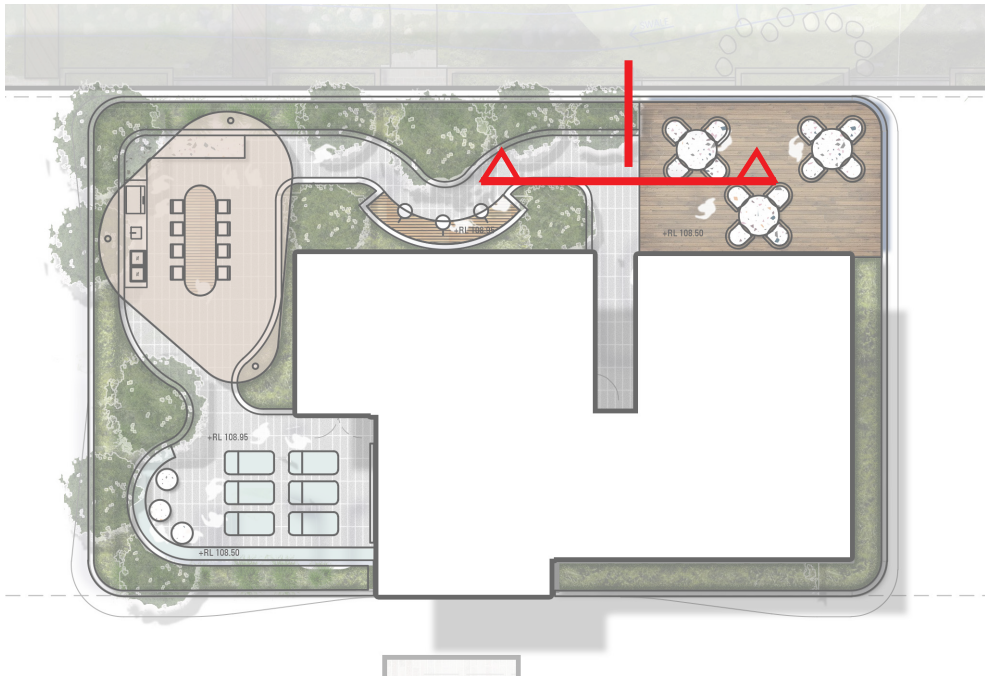
Typical Plan



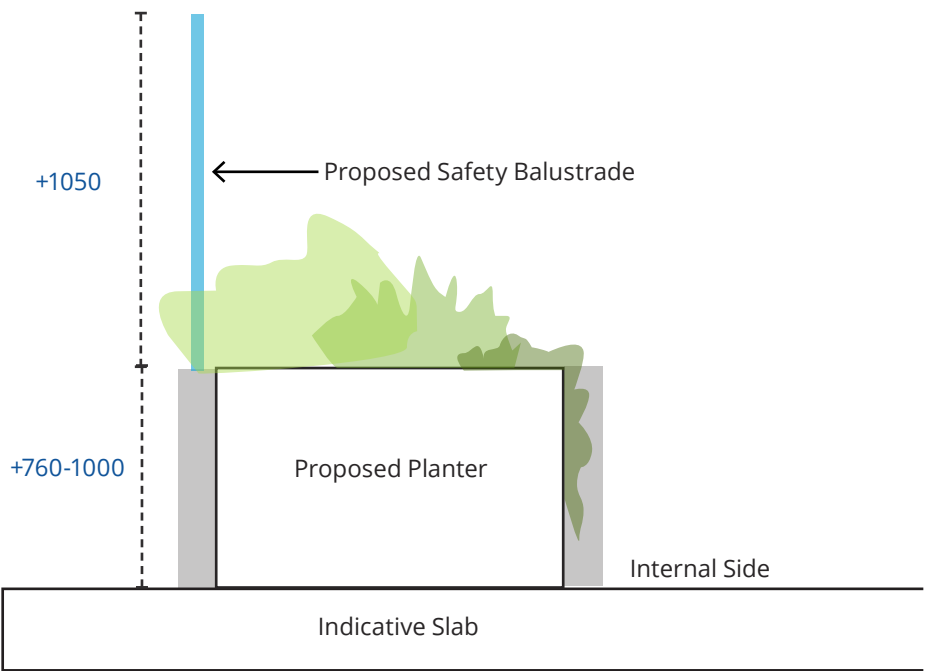
Typical Elevation



Typical Indicative Plan



Typical Section



SECTION 05 - PLANTING STRATEGY



Planting Strategy

Ground Floor Trees

Green Spines	 <i>Eucalyptus saligna</i>	 <i>Eucalyptus tereticornis</i>	 <i>Eucalyptus paniculata</i>	 <i>Eucalyptus pilularis</i>	 <i>Eucalyptus scoparia</i>	 <i>Eucalyptus resinifera</i>	 <i>Jacaranda mimosifolia</i>
Pocket Park	 <i>Acacia floribunda</i>	 <i>Corymbia gummifera</i>	 <i>Eucalyptus globoides</i>				
Setbacks	 <i>Tristanopsis laurina</i>	 <i>Cupaniopsis anacardioides</i>	 <i>Magnolia grandiflora</i> 'Little Gem'				

Planting Strategy

Ground Floor Ferns, Shrubs, Grasses, Groundcovers



Planting Strategy

Rooftops



ARCADIA